

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A regular meeting of the Council of the City of Vancouver was held on Tuesday, July 9, 1974, in the Council Chamber, commencing at approximately 9.30 a.m.

PRESENT: Mayor Phillips.
Aldermen Bowers, Gibson, Harcourt, Hardwick,
Linnell, Marzari, Massey, Pendakur, Rankin
and Volrich.

CLERK TO THE COUNCIL: D.H. LITTLE.

PRAYER.

The proceedings in the Council Chamber were opened with prayer.

ADOPTION OF MINUTES.

MOVED by Ald. Hardwick
SECONDED by Ald. Linnell

THAT the Minutes of the Regular Council Meeting dated June 25, 1974, and the Minutes of the Special Council Meeting (Public Hearing) of June 27, 1974, be adopted.

- CARRIED UNANIMOUSLY.

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell
SECONDED by Ald. Hardwick

THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY.

UNFINISHED BUSINESS

Knight Road Area and Elimination of Property Owners' Share of Local Improvement Charges Related to Widening of Knight Street.

Council, on June 25, 1974, deferred to a full Council Meeting the following recommendation of the Standing Committee on Community Development dated June 13, 1974, when dealing with the matter of the Property Owners' share of Local Improvement Charges in respect of the widening of Knight Street:

"That forgiveness of local improvement taxes be made to the property owners from 12th Avenue and Clark Drive to 26th Avenue on Knight Street and from 33rd Avenue to 63rd Avenue on Knight Street on the same basis as was given to the property owners between 26th Avenue and 33rd Avenue on Knight Street."

In respect of this matter, the Council also considered Department Report dated June 17, 1974, from the Director of Finance.

After due consideration it was
MOVED by Ald. Volrich

WHEREAS the opening of the Knight Street Bridge and the consequent widening of Knight Street, has altered the essential character of the street, to the detriment of the residents thereon,

THEREFORE BE IT RESOLVED THAT from 1975, forgiveness of local improvement taxes for paving and curbing, be made to the property owners from 33rd Avenue to 63rd Avenue on Knight Street on the same basis as was given to the property owners between 26th Avenue and 33rd Avenue on Knight Street.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY.

CONTINUED...

UNFINISHED BUSINESS (Contd)Knight Road Area and Elimination of Property Owners' Share
of Local Improvement Charges Related to Widening of Knight Street (Contd)

MOVED by Ald. Rankin (in amendment)

THAT the forgiveness include 12th Avenue and Clark Drive to 26th Avenue on Knight Street'.

- LOST

(Ald. Bowers, Gibson, Hardwick, Linnell, Massey, Volrich and the Mayor voted against the amendment)

MOVED by Ald. Volrich

THAT the required funds be approved from the 1975 Supplementary Capital Budget and the accurate adjustment take place after the amount of the commutation value has been determined.

FURTHER, the Corporation Counsel and Director of Finance be instructed to bring in the required Resolution and Schedules.

- CARRIED UNANIMOUSLY.

Commercial Rental Agencies.

It was agreed that the following documents on this subject be deferred to the next meeting of Council, when a delegation of Timesavers Services Ltd., will be heard as per request received:

- (i) Standing Committee report on Social Services, dated June 13, 1974,
- (ii) Clause 7, Standing Committee report on Social Services, dated June 20, 1974.

Development Permit Application
1081 West 8th Avenue.

This matter was deferred pending the hearing of a delegation later this day.

Old Crystal Pool - Grant Request
from Canadian Amateur Swimming Association

Council on May 14, 1974, passed the following motion:

"That no action be taken with respect to the Canadian Amateur Swimming Association's request until the organization can demonstrate to Council means of raising funds from other sources. Further that the Park Board be asked to submit a report to Council on the allocation of swimming time, in public pools, to the Dolphin Swim Club and the Canadian Amateur Swimming Association, particularly as it affects public use of the pools."

It was noted that no information had been received from the Association demonstrating means of raising funds from other sources.

The Park Board, by letter dated May 29, 1974, submitted its Policy Report on Swimming Pools under date May 22, 1974, and requested the Council re-consider its decision on the Association's request for funds to maintain and operate the old Crystal Pool until the Olympics in 1976.

MOVED by Ald. Bowers,

THAT no action be taken on the request of the Canadian Amateur Swimming Association for a grant up to \$6,000 towards the operation and maintenance of the old Crystal Pool for a Provincial/Civic Aquatic Training Centre; it being understood the Association may continue to use the Pool until the Olympics in 1976, if they are in a position to make the required payments in connection with the use of the Pool.

- CARRIED UNANIMOUSLY.

CONTINUED..

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UNFINISHED BUSINESS (Continued)

Percy Norman Memorial Pool

MOVED by Ald. Hardwick

THAT the Percy Norman Pool revert to a community pool and be integrated with other community facilities on that site.

- CARRIED UNANIMOUSLY.

Official Development Plans for False Creek between Connaught Bridge and Burrard Bridge, and Area Development Plans.

MOVED by Ald. Hardwick

THAT this item be deferred for consideration early in the afternoon Council agenda, following the Public Hearing and Delegations.

- CARRIED UNANIMOUSLY.

COMMUNICATIONS OR PETITIONS

Extension of Implementation of the new Fire By-law.

A request was received from Downtown Eastside Residents' Association by letter dated July 3, 1974, that a delegation be heard on the Fire By-law and the matter of extending implementation of certain by-law provisions to October 1, 1974. It was noted that Clause 1 of the Standing Committee report on Housing, dated June 25, 1974, referred to the matter, and it was agreed that the delegation be heard later this day.

(Ald. Bowers and Pendakur - opposed)

Water Street Beautification Project

A request was noted from Mr. W. Bodner, 348 Water Street, to appear as a delegation in connection with the Water Street Beautification Program referred to in Board of Administration Report dated July 3, 1974 to be considered by Council this day. It was agreed the delegation be heard later this day.

Kitsilano Rezoning.

A request was received from Mr. Andras Molnar to appear before Council when consideration is being given to the proposed interim rezoning of the Kitsilano RM- 3A District referred to in Department Report, Building and Planning, dated July 5, 1974. The Council agreed to this delegation being heard later this day.

Request for Complimentary Tickets to certain Civic Displays.

MOVED by Ald. Bowers

THAT the request from Mr. Barry Church, Sponsor of the Young Voyageur Group, that tickets be provided for visiting Young Voyageurs from various parts of Canada, to attend in the period July 3 - 10, and July 28 - August 5, the Aquarium, Museum, Planetarium and Bloedel Conservatory, be approved.

- CARRIED UNANIMOUSLY.

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At this point, Aldermen Linnell and Harcourt left the Meeting to attend the G.V.R.D. Meeting.

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COMMUNICATIONS OR PETITIONS (Continued)

Rental Accommodation Grievance Board

The following communication under date July 4, 1974, was received from the Mayor:

" The Provincial Government has revised the first draft of the Landlord and Tenant Act and made some important changes. One of them clarifies Section 25(2) which referred to annual rent increases. No action was taken with respect to our recommendations regarding security deposits.

We had asked for a broadening of the powers of Municipal Rent Bureaus. Unfortunately, the Provincial Government rejected that recommendation and amended Section 29 to actually reduce the involvement of Municipal Councils. Previously, Section 29(3) had indicated that where a Council passes a bylaw establishing a Municipal Rent Review Bureau, the Council would assume the powers of the Lieutenant-Governor in Council under Section 28 (Rent Review Powers), and the Municipal Rent Review Bureau would assume the powers of the Rentalsman. The new Act simply refers to the assumption of the Rentalsman's powers by the Municipal Rent Review Bureau. Municipal Councils are left out.

I have had a meeting with Mr. Barrie Clark, the new Rentalsman for the Province, and discussed this situation with the Attorney-General. It is quite clear that they believe that it should be a Provincial function.

Under the circumstances of the revised legislation which now has been passed by the Provincial Government, it makes no sense for us to establish a Municipal Rent Review Bureau. Council would have no say over the activities of the Bureau and the Bureau's Terms of Reference would be much too narrow.

I therefore RECOMMEND we drop our application under Section 29(1)(b) of the Act for permission to establish a Municipal Rent Review Bureau and discontinue the operations of our Bureau as soon as the Rentalsman is operating in the City of Vancouver."

MOVED by Ald. Pendakur

THAT, while the City still is of the view this should be a municipal function, the City drop its application under Section 29(1)(b) of the Act for permission to establish a Municipal Rent Review Bureau.

- CARRIED

(Ald. Gibson, Hardwick, Marzari and Rankin voted against the Motion)

MOVED by Ald. Pendakur

THAT the Council discontinue the operations of its Rental Accommodation Grievance Board as soon as the Rentalsman is operating in the City of Vancouver.

- (deferred)

MOVED by Ald. Hardwick

THAT the motion of Alderman Pendakur be deferred until October of this year.

- CARRIED

(Ald. Bowers, and the Mayor voted against the Motion to defer)

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COMMUNICATIONS OR PETITIONS (Contd)

Pedestrian Day and
Walk a Measured Mile.

The Mayor, under date of July 2, 1974, submitted the following communication:

The first Monday in August will henceforth be a Statutory Holiday, B. C. Day. This year it falls on August 5th. I thought we should celebrate it in a special way.

I recommend that we declare August 5th "Pedestrian Day" in downtown Vancouver and use the holiday to illustrate the pedestrian network that we are developing, linking the four areas of heaviest pedestrian activity - Chinatown, Gastown, Granville Mall and Robson Street.

I recommend the closure of the following streets - Pender, Carrall, Water, Cordova and Robson, along with the Granville Mall as illustrated in the attached map. Presumably one block of Alexander and Powell Streets would also be closed leading to Maple Tree Square.

I have talked with some representatives of each of the areas and they are very interested in getting involved. I visualize an unstructured event with no program and no speeches. Each area can work out what they want to do if anything. People will be able to start anywhere and end anywhere - simply enjoying a vehicle-free atmosphere in this network of downtown streets.

The exercise should be useful in learning how people move around the downtown area and in giving us some information on possible future pedestrian areas.

WAMM - Walk A Measured Mile

We have also been approached by a group called the Walk A Measured Mile Committee requesting that the City of Vancouver designate certain areas as measured miles. This is part of a physical fitness program sponsored by the Federal and Provincial Governments.

They would like to use Pedestrian Day, August 5th, as the day in which they could publicize their program which would follow from August 6th to the 9th inclusive. The second report from the Engineering Department refers to the nine measured miles that would be laid out in the downtown and the West End.

Recommendation: I recommend that we declare Monday, August 5th as "Pedestrian Day" and support the program WAMM for the days of August 6th through the 9th. The total cost of both programs, as outlined in the attached reports, is estimated to be approximately \$5,000.

In this regard a report was noted from the Board of Administration under date of June 20, 1974.

MOVED by Ald. Pendakur

THAT the recommendations of the Mayor contained in the foregoing communication be approved.

- CARRIED UNANIMOUSLY.

COMMUNICATIONS OR PETITIONS (Contd)

"Shaping the Future" and the
Vancouver City Planning Department.

Under date of July 5, 1974, the Mayor submitted the following communication:

"Shaping the Future" focuses on a number of specific planning problems. I believe the Council must make policy decisions in the following areas:

1. Policy Planning
2. Local Area Planning
3. Development Permit Application Procedure
4. Long Range Planning
5. Staffing

1. Policy Planning

The primary responsibility of City Council is to define overall policy direction clearly. It is necessary for Council to have staff input and advice in developing detailed programs which implement this policy. The new Committee System is policy oriented and close co-operation and communication between staff, Committee Chairmen and Committees is essential. In the past, provision of development and planning advice to Council has traditionally come from the Technical Planning Board.

The City Charter was recently amended to give the Director of Planning the responsibility for Conditional Uses and other administrative functions formerly handled by the Technical Planning Board. These tasks are best handled by the Director of Planning as both authority and responsibility for the decisions are clearly defined.

The advisory function, formerly held by the Technical Planning Board, I believe could best be done by a much smaller Management Advisory Committee headed by the City Commissioner and consisting of five or six senior Department Heads. It would be in the scope of the Chairman of the Management Advisory Committee to include staff members of various departments and Boards in doing specific tasks in specific periods of time. No additional staff complement to the Board of Administration is envisaged. Such a Management Committee would make the existence of the Technical Planning Board unnecessary and it should be abolished.

I RECOMMEND that this general approach be endorsed and the Commissioner report back to Council with the administrative arrangements.

2. Local Area Planning

It is clear from the West End experience that Local Area Planning is most effective in the first six months. Experiences in Hamilton, Los Angeles, New York, San Francisco, and a number of other cities suggest that it is time for a change in focus from one of long range comprehensive planning to that of short range action oriented programs. In discussing the Toronto experience with a number of members of Toronto's Council, they told me frankly that most of their local area planning programs were failures and those they regarded as relatively successful had not yet produced any tangible results. The City of Hamilton on the other hand has won a National Award for its program of Neighbourhood Planning which has a very specific task force approach. I propose that we model our area planning programs along the lines of the Hamilton experience as well as our False Creek experience since the arrival of the Development Consultant. This approach is necessarily tailored to conform to limited time, staff and fiscal resources while trying to achieve specific goals in the neighbourhood.

In most cases a Neighbourhood Planning Program should last six to eight months, with a maximum time frame of one year. This will ensure concentrated public input and also removes the necessity of extra staff. A Neighbourhood Program would include the following steps:

"Shaping the Future" and the
Vancouver City Planning Department (Contd)

1. A survey or questionnaire of each resident and owner in the neighbourhood to see if a program is wanted and what its orientation should be.
2. Precise definition of the tasks to be done and a timetable to do them in.
3. The establishment of a Neighbourhood Plan Review Committee (See Appendix I).

I RECOMMEND this approach, as further outlined in Appendix I, be endorsed and that the Board of Administration and Director of Planning report back outlining the details of such a program.

3. Development Permit Application Process

The Development Permit Application process has been the subject of continuing concern to both Council and the public. I RECOMMEND the Finance and Administration Committee carry out a full scale and complete review of the procedure involved. This review should entail public discussion on the subject with a view to bringing some comprehensive recommendations for improvements to Council for approval by October 1st, 1974.

4. Long Range Planning

Long-range planning will increasingly involve closer co-ordination with the GVRD. The long-range planning section of the Planning Department should contain a small number of individuals who will be responsible particularly for liaison with the GVRD in order that our planning input is available to them and theirs to us. If at times special long-range planning tasks appear necessary for the City to undertake, I would suggest consultants rather than line positions be used to carry out the tasks.

I RECOMMEND the Board of Administration and Director of Planning examine the possibility of cutting back the long-range planning section with this approach in mind.

5. Staffing

The present complement of the Planning Department is 84. Of that 84 there are, at this time, 16 vacancies. In view of the recommendations I have made in this report, I believe that it is unnecessary to add any additional planning staff to the department at this time. Before proceeding with any local area program, the Director of Planning will report back to Council and at that time it may be appropriate to adjust the department's priorities to avoid employing additional staff for this function.

The review of the Development Permit Application Procedure, the limited time Task Force approach to Neighbourhood planning and, the possible cut back in Long Range Planning staff may possibly suggest a decrease rather than an increase in the present level of Planning staff. At any rate, until the Department is brought up to full strength there can be no justification for creating new planning department vacancies.

I RECOMMEND Council approve no further additions to the Planning Department at this time.

Related to this discussion was a report submitted by the Board of Administration, under date of June 27, 1974, particularly on the aspect of Staffing.

- Continued.

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"Shaping the Future" and the
Vancouver City Planning Department (Continued)

After due consideration it was
MOVED by Ald. Pendakur

THAT the following recommendations of the Mayor contained in the
foregoing communication be dealt with as noted hereunder:

Recommendation 1 - 'Policy Planning'

be REFERRED to the Board of Administration for report.

Recommendation 3 - 'Development Permit Application Procedure'

be REFERRED to the Standing Committee on Finance and Administration

- CARRIED UNANIMOUSLY.

MOVED by Ald. Hardwick

THAT Recommendation 2 - 'Local Area Planning' and
Recommendation 5 - 'Staffing', in the Mayor's communication,
be REFERRED to a special meeting of Council for full discussion.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick

THAT Recommendation 4 - 'Long Range Planning' in the Mayor's
communication, be REFERRED to the Director of Planning for further
comments in respect of the role of the Long Range Planning Division
and reference to the aspect of co-ordination with the Greater Vancouver
Regional District.

- CARRIED UNANIMOUSLY.

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In respect of the Board of Administration report of June 27, 1974,
particularly on the Staffing aspect, with regard to the Planning Depart-
ment, action was taken as follows on the recommendations contained therein

MOVED by Ald. Hardwick

THAT the following be APPROVED:

B. OVERALL PLANNING DIVISION - Page 2.

Recommendations (i) to (v) inclusive.

C. AREA PLANNING - Pages 3 and 4.

Recommendation (b) (iii)

Recommendation (d) - Page 4 (Secretary for Associate Director)

D. SPECIAL SERVICES DIVISION - Page 4.

F. STAFF SERVICES DIVISION - Pages 4 and 5.

Recommendations (i) to (v) inclusive

H. CLASSIFICATION OF POSITIONS - Page 6.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick

THAT the following recommendations be DEFERRED for the time being:

C. AREA PLANNING - Pages 2 and 3.

Recommendations:

(a) Downtown and other Groups.

(b) Local Area Planning - (i) and (ii)

(c) Clerk Stenographers in Local Area Offices - (i) (ii) & (iv)

- CARRIED UNANIMOUSLY

The balance of the items in the Board of Administration report
were noted by the Council.

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The Council recessed at 12:00 noon, and, following a Public Hearing at 2:00 p.m., reconvened in the Council Chamber at approximately 3:00 p.m., with Mayor Phillips in the Chair and the following members present:

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick,
Linnell, Marzari, Massey, Pendakur,
Rankin and Volrich.

DELEGATIONS AND UNFINISHED BUSINESS

Development Permit Application
#65010 - 1081 West 8th Avenue

On June 25, 1974, the Council adopted a recommendation of the Director of Planning that Development Permit Application #65010 to alter and use the existing two storey plus basement one-family dwelling at 1081 West 8th Avenue for offices, be refused in accordance with recommendations of the Technical Planning Board and the Vancouver City Planning Commission.

Mr. M. Grover of the firm of Grover, Elliott and Company Limited appeared in support of the application and filed a brief in this regard under date of May, 1974.

MOVED by Ald. Bowers,

THAT the Council resolution of June 25, 1974, which refused this application, be rescinded.

- LOST

(Aldermen Gibson, Harcourt, Hardwick, Linnell, Marzari, Pendakur, Rankin, Volrich and Mayor Phillips voted against the motion)

No further action was taken on this matter.

Official Development Plans for False Creek
between Connaught Bridge and Burrard Bridge
and Area Development Plans

On June 27, 1974, when a Public Hearing was held on various matters pertaining to False Creek, the following was referred for consideration at this time:

- (a) Official Development Plan
- (b) Area Development Plans for a Portion of
Area 6 and Area 2 of False Creek.

In connection with these three matters, the Director of Planning submitted a report with relevant documents.

The three matters are separately dealt with below:

I OFFICIAL DEVELOPMENT PLAN

The Council's attention was drawn to the updated amended Official Development Plan for False Creek (Schedule A). After due consideration, it was

MOVED by Ald. Hardwick,

THAT the amended Official Development Plan submitted this day be approved.

(Amended)

cont'd....

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)Official Development Plans for False Creek
between Connaught Bridge and Burrard Bridge
and Area Development Plans (continued)

MOVED by Ald. Bowers in amendment,
THAT on page 42 - 7.1 (a) 'Public Access', the following
words be added:

"except as approved by City Council for specific area
development plans."

- CARRIED

(Aldermen Hardwick, Linnell, Marzari and Rankin voted
against the amendment)

The motion as amended and reading as follows was put and
- CARRIED

"THAT the amended Official Development Plan submitted this
day be approved, except that on page 42 - 7.1 (a) 'Public
Access', the following words be added:

'except as approved by City Council for specific
area development plans.'

(Alderman Linnell voted against the motion as amended)

MOVED by Ald. Hardwick,
THAT the Director of Legal Services be instructed to prepare
and bring in the required By-law.

- CARRIED UNANIMOUSLY

(Aldermen Gibson and Pendakur were excused from voting, not
having attended the Public Hearing on June 27, 1974)

II PROPOSED AREA DEVELOPMENT PLANS FOR
PART OF AREA 6 (CITY-OWNED LANDS)

In considering the document 'False Creek Area Development Plan,
Phase 1, Area 6', the Council AGREED to the following amendments
therein:

On the page headed Area 6 Neighbourhoods: Spruce -

Item 7 be changed to read -

"Number of buildings above three storeys - none"

Item 9 be changed to read -

"Site coverage in Development Areas above three
storey height - not applicable"

On the page headed Area 6 Neighbourhoods: Heather -

Item 9 be changed to read -

"Site coverage in Development Areas above three
storey height - 7%"

MOVED by Ald. Massey,
THAT the entire narrow green area around Heather Point be
widened to an additional 10 to 20 feet.

(not put)

MOVED by Ald. Hardwick in amendment,
THAT the entire narrow green area around Heather Point be
widened to provide an open space of approximately 200 feet.

- CARRIED

(Aldermen Bowers, Harcourt, Marzari, and Massey voted
against the amendment)

cont'd....

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DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Official Development Plans for False Creek
between Connaught Bridge and Burrard Bridge
and Area Development Plans (continued)

The amendment having carried, the motion of Alderman Massey was not put.

MOVED by Ald. Hardwick,

THAT the False Creek Area Development Plan, Phase 1, Area 6 (City-owned lands), be approved as submitted and amended this day as noted above.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,

THAT the Director of Legal Services be instructed to prepare and bring in the required By-law.

- CARRIED UNANIMOUSLY

(Aldermen Gibson and Pendakur were excused from voting, not having attended the Public Hearing on June 27, 1974)

III AREA DEVELOPMENT PLAN FOR
MARATHON LANDS IN AREA 2

In considering the document 'Area Development Plan for Marathon Lands in Area 2', the Council AGREED to the following amendments:

On the page headed False Creek Area 2

Item 1 - strike the word 'approximately'.

Item 2 - Strike the word 'approximately'.

Item 5 - Reword to read as follows:

"Not to exceed 1,500,000 sq. ft. (which may include commercial, offices, sports facilities, cultural centre, school, community centre, community facilities) on the understanding that the office and retail component in the 1,500,000 square foot provision will not exceed 500,000 sq. ft."

Delete the following paragraph:

"Whereas the above statistics are the overall maximums for the entire site, there will be a 20% latitude (10% + or -) in the allocation of these amounts among the following four neighbourhoods."

On the page headed Area 2 Neighbourhoods: Richards

Item 9 - Reword to read as follows:

"Site coverage in Development Areas above eighth-storey height - 10%"

Delete the following paragraph:

"Flexibility margin of 20%, i.e. 10% above or below these established amounts, may be accepted when final development applications are made."

cont'd....

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Official Development Plans for False Creek
between Connaught Bridge and Burrard Bridge
and Area Development Plans (continued)

On the page headed Area 2 Neighbourhoods: Yale Lake

Item 9 - Reword to read as follows:

"Site coverage in Development Areas above eighth-storey height - none."

Delete the following paragraph:

"Flexibility margin of 20%, i.e. 10% above or below these established amounts, may be accepted when final development applications are made."

On the page headed Area 2 Neighbourhoods: Roundhouse Square

Item 9 - Reword to read as follows:

"Site coverage in Development Areas above eighth-storey height - 12½%."

Delete the following paragraph:

"Flexibility margin of 20%, i.e. 10% above or below these established amounts, may be accepted when final development applications are made."

On the page headed Area 2 Neighbourhoods: Cooper's Court

Item 9 - Reword to read as follows:

"Site coverage in Development Areas above eighth-storey height - 11%."

Delete the following paragraph:

"Flexibility margin of 20%, i.e. 10% above or below these established amounts, may be accepted when final development applications are made."

MOVED by Ald. Hardwick,

THAT the proposed Area Development Plan for Marathon Lands in Area 2, as submitted and amended this day as noted above, be approved.

- CARRIED

(Aldermen Marzari and Rankin voted against the motion)

MOVED by Ald. Hardwick,

THAT the Director of Legal Services be instructed to prepare and bring in the required By-law.

- CARRIED UNANIMOUSLY

(Aldermen Gibson and Pendakur were excused from voting, not having attended the Public Hearing on June 27, 1974)

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS

Report of Standing Committee
on Housing, June 25, 1974

Fire By-law: Enforcement
Date (Clause 1)

The Council considered Clause 1 of the report of the Standing Committee on Housing dated June 25, 1974, containing the following recommendation:

"Recommended that the Fire Chief be instructed to enforce, in the normal way, compliance with the Fire By-law regulations in the downtown eastside area of the City of Vancouver."

cont'd....

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Fire By-law: Enforcement
Date (continued)

A protest was filed from the Downtown Eastside Residents' Association under date of July 3, 1974, in which it was requested a delegation be heard in respect of the enforcement date being extended to October 1, 1974.

MOVED by Ald. Harcourt,

THAT the recommendation of the Standing Committee set out above, be approved after amendment, by inserting the following words after the words 'to enforce' in the recommendation:

"by the July 1st deadline."

- CARRIED UNANIMOUSLY

The recommendation of the Standing Committee, therefore, as approved, will read as follows:

"Recommended that the Fire Chief be instructed to enforce, by the July 1st deadline, in the normal way, compliance with the Fire By-law regulations in the downtown eastside area of the City of Vancouver."

(Underlining indicates
amendment)

Water Street Beautification
Programme

The Council noted a Departmental Report under date of July 3, 1974, re Water Street Beautification Programme from which the following is extracted:

" III. CONSIDERATION

Council is asked to Consider:

- a) The alternatives for applying the Federal/Provincial contributions to the surface work project:
 - (1) Alternative (a) - applying Federal/Provincial contributions to total project cost.
 - (2) Alternative (b) - applying Federal/Provincial contributions to City's share of project.
- b) Advancing the Surface Work Project local improvement by 'Special Grounds' upon representation from the property owners.

IV. RECOMMENDATIONS

The Director of Planning and the City Engineer RECOMMEND:

- A) THAT the design be approved as shown.
- B) THAT the cost-sharing on the Water Street Beautification - Surface Works Project be
 - two-thirds (2/3) by the property owners;
 - one-third (1/3) by the City.
- C) THAT the property owners' share be assessed on the basis of their footage along Water Street.
- D) THAT the Director of Legal Services be requested to bring forward the necessary By-law to implement B), C) and E) if required and to reflect Council's decision in the matter of applying the Senior Government contributions.
- E) THAT if Council choose alternative (a) for applying the Federal/Provincial contribution (that is against the total cost of the project) the \$70,000 required be diverted from unexpended Urban Renewal funds.
- F) THAT should Council wish the Surface Work local improvement to proceed by 'Special Grounds' the Director of Legal Services be instructed to bring forward the necessary formal resolution."

cont'd....

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Water Street Beautification
Programme (continued)

Mr. W. Bodner, a property owner at 348 Water Street, appeared protesting the front foot Water Street assessment basis.

MOVED by Ald. Pendakur,
THAT the following be approved:

"The Federal/Provincial contributions to the surface work project apply to the total project cost."

- CARRIED

(Aldermen Marzari and Rankin voted against the motion)

MOVED by Ald. Pendakur,
THAT the surface work project local improvement be advanced on special grounds.

- CARRIED BY THE
REQUIRED MAJORITY

(Alderman Rankin voted against the motion)

MOVED by Ald. Pendakur,
THAT recommendations IV (A) and (B) be approved and (C) re design and cost sharing be referred back to the City Engineer and the Director of Planning for a further report to the next meeting of Council to include alternative methods of assessing property owners.

- CARRIED

(Alderman Rankin voted against the motion)

MOVED by Ald. Pendakur,
THAT the \$70,000 required in respect of application of Federal/Provincial contribution against the total cost of the project, be diverted from unexpended Urban Renewal funds.

- CARRIED

(Alderman Rankin voted against the motion)

MOVED by Ald. Pendakur,
THAT the Director of Legal Services be requested to bring forward the necessary By-law at the appropriate time to give effect to Council's final determination of the whole matter and bring in the required formal resolution in respect of surface work local improvement by special grounds.

- CARRIED

(Alderman Rankin voted against the motion)

BOARD OF ADMINISTRATION
GENERAL REPORT, July 5, 1974

Finance Matters
(July 5, 1974)

Columbia Cultural Society
Grant Request (Clause 8)

Mr. Harvey Adams appeared on behalf of the Columbia Cultural Society in support of an application for a grant of \$5,200 to provide pops concerts in several areas of the City.

MOVED by Ald. Pendakur,
THAT this grant request for \$5,200 be approved and a further application be made by the City to the Musicians' Union for an additional \$1,800.

- CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY

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UNFINISHED BUSINESS (cont'd)

Grant Request:
Grey Cup '74

On May 28, 1974, when considering a request from the Grey Cup '74 Committee for a grant of \$10,000 in connection with the Grey Cup festival events November 17th to 24th, 1974, the matter was tabled. It was, therefore

MOVED by Ald. Volrich,
THAT this question be raised from the table.

- CARRIED UNANIMOUSLY

A representative of the Grey Cup '74 Committee appeared and advised that financial information now indicates an application to Council should be for a grant of \$15,000.

MOVED by Ald. Volrich,
THAT a grant of \$12,500 be approved for this purpose.

(Amended)

MOVED by Ald. Bowers in amendment,
THAT the figure in the motion of Alderman Volrich be changed to read \$10,000.

- CARRIED BY THE
REQUIRED MAJORITY

(Alderman Rankin voted against the motion)

MOVED by Ald. Marzari in amendment
to the amendment,
THAT the figure be \$5,000.

(Not Put)

The motion as amended and reading as follows was put and

- CARRIED BY THE
REQUIRED MAJORITY

"THAT a grant of \$10,000 be approved for this purpose."

- - - - -

At this point, the Council recessed at approximately 5:45 p.m. for a short 'In Camera' meeting and reconvened at approximately 6:00 p.m. to continue with the regular Council business with the same members present.

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

DEPARTMENTAL GENERAL
REPORT, July 5, 1974

Building and Planning
matters (July 5, 1974)

Interim Rezoning of the Kitsilano
RM-3A District (Clause 3)

Earlier in the proceedings, the Council agreed to hear a delegation from Mr. Andras Molnar with respect to this clause. However, at this particular time when the delegation was called, Mr. Molnar was not present.

The following extract and recommendation of the Director of Planning contained in this Clause is noted:

"The Director of City Planning believes that the best way to preserve the options for the future of the community is to rezone the area on an interim basis. It is therefore
RECOMMENDED:

cont'd

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Interim Rezoning of the Kitsilano
RM-3A District (continued)

"Recommended that the Director of Planning be instructed to apply for rezoning of all RM-3A (multiple-family) zoned lands to RT-2 (two family district) all lands bounded by approximately Burrard to Larch; and the waterfront to Broadway and that this application be referred directly to a Public Hearing after report from the Technical Planning Board and the City Planning Commission."

MOVED by Ald. Harcourt,

THAT the foregoing recommendation of the Director of Planning be approved.

- LOST

(Aldermen Bowers, Gibson, Hardwick, Linnell, Massey, Pendakur, Volrich and Mayor Phillips voted against the motion)

No further action was taken on the matter.

A. False Creek Development
Marina Phase 1, City-owned Land, Area 6

The Board of Administration submitted the following report under dated of July 4, 1974:

"The Development Consultant reports as follows:

'City Council approved on 30th October, 1973, the location of a civic marina at the Heather Street bay, and authorized the Engineering Department to apply to the Federal Government with respect to financial assistance. Engineering has now received approval from the Federal Government.

Scheme C calls for a marina in the bay at the foot of Heather Street, and City Council on 11th June, 1974, specified that the marina be at least 325 boat capacity in order to be economically viable and to fit comfortably within the bay.

The operators of the marinas at Clay's in Area 10 and the West Coast Salvage and Contracting in Area 6 are under notice by the City to vacate by the 30th September and the 31st October, 1974 respectively. The City has committed to give priority at the Heather Street Marina to the longer term non-houseboat tenants at Clay's and at West Coast Salvage.

The City and the Park Board have agreed that the Heather Street Marina will be operated as a civic marina by the Park Board. Vancouver City Council has directed that the City will develop the Heather Street Marina, make the decisions regarding the priorities for berthing and will turn over the completed marina to the Park Board for operation.

The objective therefore, is to get the Heather Street Marina designed, built and operating as quickly as possible. The earliest date estimated by the Engineering Department is January/February with double shifting and late Spring/early Summer with single shifting.

The Development Group has prepared terms of reference for design and construction and Thompson, Berwick, Pratt and Partners have submitted a proposal in response. These documents are attached to this report.

Thompson, Berwick, Pratt and Partners propose using C.B.A. Engineering (a member of their original design team), Peter Welsh of Fishermen's Cove Marina, Mitch Taylor of False Creek Marinas, and John Sanderson of Penticton and Kamloops Marinas together with the public space consultants who will be involved in the design of the public open space.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)False Creek Development, Marina Phase 1,
City - owned Land (continued)

The proposal contains flexibility so that we can go for competitive bids or negotiated bids, can divide the work into components such as pile driving, construction of berths, shore facilities etc., and will permit temporary installation of docks along the seawall to accommodate boats from Clay's and from West Coast Salvage until the Heather Bay is ready.

The upset figure for design, documentation and supervision of construction, but excluding disbursements and costs associated with gaining approvals, is \$24,500. The charges would be submitted on a per diem rate and disbursement basis but not to exceed this upset figure. Disbursements are estimated at \$2,500. These costs will become part of the capital investment on which a return will be sought through moorage fees.

It is RECOMMENDED:

1. THAT the Development Consultant be authorized to enter into an agreement with Thompson, Berwick, Pratt and Partners along the lines of the proposal submitted by that firm and that \$27,000 be appropriated for that purpose from the 1974 unallocated Supplementary Capital Budget funds.
2. THAT a Review Committee be set up to advise the Development Consultant and through him the design team consisting of the following:
 - a staff representative of the Park Board,
 - representatives of the Engineering Department,
 - representatives of the Planning Department, and,
 - potential users of the facility.'

Your Board RECOMMENDS that the above recommendations of the Development Consultant for the False Creek Development be approved."

(Documents referred to are
on file with the City Clerk)

MOVED by Ald. Hardwick,

THAT the recommendation of the Board of Administration contained in the foregoing report be approved.

- CARRIED UNANIMOUSLY

B. False Creek Development, Seawall
Phase 2, City-Owned Land, Area 6

The Board of Administration submitted the following report under date of July 4, 1974:

"The Development Consultant reports as follows:

'The Engineering Department has authority to continue the seawall in Phase 2 under Winter Works Program 1974/75. The work is to commence 1st December, 1974, and must be completed by the 31st May, 1975.

The Development Consultant was authorized by Council on 19th March, 1974, to assume authority for the design work associated with the location of the seawall, Phase 2, Area 6.

In order to meet the timetable it is necessary to establish the location of the seawall by the end of July, 1974. This will give the Engineering Department sufficient time to do the preparatory work such as detailed designs and specifications, clearing and dredging prior to the commencement of the Winter Works Project itself.

cont'd....

Regular Council, July 9, 1974 18

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

False Creek Development, Seawall
Phase 2, City-Owned Land (continued)

Now that Scheme C is endorsed as a basis of the proposed Area Development Plan for Phase 1, Area 6, it is appropriate to locate the seawall in Phase 2.

The seawall in Phase 2 should be located in conformity with Scheme 2, which was approved on 20th November, 1973, by City Council as a guide for development of Area 6, and with due regard to soil conditions and costs. It is also desirable that the seawall be located so as to keep options open for variations to Scheme 2 arising out of the experience gained in the development of the 1st Phase of Area 6.

The Development Group prepared terms of reference for the location of the seawall having these factors in mind and requested Thompson, Berwick, Pratt and Partners to submit a proposal which has now been received. Both these documents are attached to this report.

Thompson, Berwick, Pratt and Partners propose using the same team as was used for the 1st Phase of Area 6 with the possible addition of the public open space consultants who will be retained for the public space design.

Thompson, Berwick, Pratt and Partners propose an upset figure for the location of the seawall, preliminary design of the seawall, budget feasibility and preliminary land use study for adjacent lands in the balance of Area 6 of \$18,300, excluding disbursements. Disbursements are estimated at \$1,700.

They would submit their charges on a per diem rate up to the above stated upset figure, plus direct cost of disbursements.

The team will be able to complete the assignment by the end of July subject to refinements in the succeeding two or three weeks.

It is RECOMMENDED:

1. THAT the Development Consultant be authorized to enter into an agreement with Thompson, Berwick, Pratt and Partners along the lines of their proposal, and that \$20,000 be appropriated for that purpose from the 1974 unallocated Supplementary Capital Budget funds.
2. An advisory group be set up to advise the Development Consultant and through him the design team consisting of the following:
 - representatives of the Engineering Department,
 - representatives of the Planning Department, and,
 - representatives of the Area 6, Citizens' Advisory Panel.'

Your Board RECOMMENDS that the above recommendations of the Development Consultant for the False Creek Development be approved."

(Documents referred to are
on file with the City Clerk)

MOVED by Ald. Pendakur,

THAT the recommendation of the Board of Administration contained in the foregoing report be approved.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

C. Space Requirements - Social Planning Department

The Board of Administration submitted the following report under date of July 2, 1974:

" The Director of Permits and Licenses reports as follows:

"On August 28, 1973 and May 7, 1974 Council approved reports dealing in part with increased staff and a new filing system for the Social Planning Department. One of the approved recommendations was:-

'That the Assistant Director, Construction and Maintenance, review office space requirements of the Social Planning Department and report separately to the Board of Administration on this matter.'

In the review of the office space requirements the Assistant Director reports that the space now occupied by the Social Planning Department is most inadequate. The area now occupied by the Department is 1,586 sq. ft. whereas the review indicates that approximately 2,366 sq. ft. are required to provide acceptable accommodation.

The additional 780 sq. ft. should be provided in the space north and adjacent to the Social Planning Department, presently occupied by the Overall Planning Division of the Planning Department. The Overall Planning Division would be relocated to a similar size space which will soon be vacated by the Zoning Division.

In order to use the Social Planning space most effectively the Director of Social Planning has agreed to develop an internal area in the form of 'open planning' offices. The Social Planners in this area require a degree of privacy for interviews and it is therefore proposed to provide acoustic screens and carpet in this office area to reduce sound levels.

The cost estimates are as follows:

| | |
|---|-----------------|
| Office alterations and acoustic screens | \$12,300 |
| Electrical and communications | 2,900 |
| Carpeting of open area offices | <u>1,400</u> |
| TOTAL | <u>\$16,600</u> |

The estimate given above includes the cost to move the Overall Planning Division to permit the northward expansion of the Social Planning Department.

A preliminary review based on new staffing proposals for the Planning Department indicates adequate floor area remaining on the third floor for this department. It is now intended to review their requirements in detail. This review may indicate additional expense which will be reported to Council at a later date.

The Comptroller of Accounts advises that if Council approves the recommendations of this report, the funds will be made available from Contingency Reserve.

It is recommended that Council approve the expenditure of funds in the amount of \$16,600 for alterations on the third floor of the East Wing to provide additional office space for the Social Planning Department. Such funds to be provided from Contingency Reserve."

Your Board RECOMMENDS the foregoing recommendation of the Director of Permits and Licenses be adopted, and notes the probability of the relocation of the Planning Commission office from the third floor of the East Wing. "

Following this report are the comments of the Director of Planning with respect to the proposed relocations.

The alternatives to the ones being recommended are relocation of the Social Planning Department or the Health Department outside the City Hall. Your Board is currently investigating the possibility of relocating the Health Department since such a relocation would provide the most space for further expansion of other departments (approximately 6,000 square feet). Relocating part of the Social Planning Department would be undesirable, and would provide very little expansion space.

There is a further requirement for additional space for other departments in the East Wing, and having regard for all considerations, your Board is of the opinion that the foregoing recommendation is the most appropriate one at this time.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)Space Requirements - Social
Planning Department (continued)COMMENTS OF THE DIRECTOR OF PLANNING:

"While appreciating the problems of the Social Planning Department, the Director of Planning cannot agree to a move which solves these problems while at the same time creating problems for the Planning Department in the immediate future, and overlooks existing problems.

The move would result in the Planning Department having approximately the same space as at present, but without any possibility of expansion. In some parts of the Department, conditions are overcrowded at the present and there are three new positions already approved by Council for which space is not available. The Board report on staffing for the Planning Department is likely to add more.

Already to alleviate overcrowding, the Downtown Team had to be located in rented premises on Broadway. For a Department which relies heavily on contacts with other Departments in City Hall, this is inefficient and to be avoided except in special cases such as the local area offices.

It should also be noted that for some time now parts of the Planning Department have been operating with an 'open planned' office. A previous request to have this area carpeted was referred to the Board of Administration. To overlook this matter would further aggravate the Planning Department's concerns.

The Planning Department concludes therefore that the suggested move would lock it into already inadequate space at a time when it is known that there are going to be more people to accommodate. To make a decision on space allocations without taking these matters into account seems at best to be premature."

MOVED by Ald. Hardwick,

THAT the recommendation of the Board of Administration contained in the foregoing report be approved.

- CARRIED

(Aldermen Linnell and Marzari voted against the motion)

D. BOARD OF ADMINISTRATION GENERAL
REPORT, July 5, 1974 (continued)

Works and Utility Matters
(July 5, 1974)

The Council considered this report which contains five clauses, identified as follows:

- Cl.1. Lease of Portion of Lane, South of 8th Avenue, West of Alder adjacent to Lots 5 to 16, Block 333, D.L. 526.
- Cl.2. Areaway at 578 Beatty Street.
- Cl.3. Sewer Construction on Bentley Street, 75th Avenue and Milton Street.
- Cl.4. Supply of Cover Material - Delta Landfill.
- Cl.5. Maintenance Payments - Granville Island.

The Council took action as follows:

Clauses 1 - 4 inclusive

MOVED by Ald. Bowers,

THAT the recommendations of the Board of Administration contained in Clauses 1 to 4 inclusive be approved.

- CARRIED UNANIMOUSLY

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Works and Utility Matters
(July 5, 1974) (continued)

Maintenance Payments - Granville
Island (Clause 5)

Council considered the information in this Clause upon the request of Central Mortgage and Housing Corporation that the Council continue maintenance payments and present fire alarm and street lighting services in connection with Granville Island as had been the case for many years prior to the control of Granville Island being transferred from the National Harbours Board to the Central Mortgage and Housing Corporation.

It is noted in the report that following discussions with Central Mortgage and Housing Corporation, that body is agreeable to the suggestion of payment of \$9,000 per year in respect of maintenance payments, the amount to be reviewed from time to time to reflect the changes on the Island as it is redeveloped, and the payment to Central Mortgage and Housing Corporation be effective from the beginning of 1974.

It is also suggested by the City Engineer that fire alarm service and minimal street lighting on the Island be continued for the present pending decision as to redevelopment, the annual cost being \$1,000 to \$1,500.

MOVED by Ald. Bowers,

THAT the aforementioned proposals of the City Engineer be approved in respect of maintenance payments to Central Mortgage and Housing Corporation and continuation of present fire alarm and street lighting services.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(July 5, 1974)

Addition to the Existing Hotel and
Apartment Building at 500 West 12th
Avenue (Development Permit Application
No. 65098) (Clause 1)

MOVED by Ald. Hardwick,

THAT the requests of Mr. J.A. Pentland and Mr. Ben Wosk, to be heard as delegations, be approved, and the arrangements be left with the City Clerk.

- CARRIED UNANIMOUSLY

Central/Oliver Hotels - Renovations
Dining - Bathing - Recreation
Facilities (Clause 2)

MOVED by Ald. Hardwick,

THAT the recommendation of the Board of Administration contained in Clause 2 be approved.

- CARRIED UNANIMOUSLY

Fire & Traffic Matters
(July 5, 1974)

Fire Department - Apparatus
Replacement Program (Clause 1)

MOVED by Ald. Bowers,

THAT the recommendation of the Board of Administration contained in this Clause be approved.

- CARRIED UNANIMOUSLY

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Finance Matters
(July 5, 1974)

The Council considered this report which contains eleven clauses, identified as follows:

- Cl.1. Takeover of Assessment Functions by British Columbia Assessment Authority.
- Cl.2. Investment Matters (Various Funds) May, 1974.
- Cl.3. Queen Elizabeth Theatre - Maintenance.
- Cl.4. Library Board - Directory Information Service.
- Cl.5. Staffing - Property & Insurance Division, Finance Department.
- Cl.6. Changes to Schedule of Rental Rates, The Queen Elizabeth Theatre and The Queen Elizabeth Playhouse, September 1, 1974 to August 31, 1975.
- Cl.7. Parking Rates - The Queen Elizabeth Theatre Parking Garage.
- Cl.8. Columbia Cultural Society Grant Request - \$5,200.
- Cl.9. Resolutions for Submission to U.B.C.M. Annual Convention Vernon, B.C. September 18th to 20th, 1974.
- Cl.10. Charter Amendments; Heritage Advisory Board.
- Cl.11. Appointment of Consultants re Vancouver Taxi Industry.

The Council took action as follows:

Clauses 1 - 7 inclusive

MOVED by Ald. Hardwick,

THAT the recommendations of the Board of Administration contained in Clauses 1 to 7 inclusive, be approved.

- CARRIED UNANIMOUSLY

Resolutions for Submission to
U.B.C.M. Annual Convention
(Clause 9)

MOVED by Ald. Volrich,

THAT this Clause be referred to the Standing Committee on Civic Development for consideration.

- CARRIED UNANIMOUSLY

Charter Amendments: Heritage
Advisory Board (Clause 10)

MOVED by Ald. Volrich,

THAT this Clause be referred to the Standing Committee on Civic Development for consideration.

- CARRIED UNANIMOUSLY

Appointment of Consultant re
Vancouver Taxi Industry
(Clause 11)

MOVED by Ald. Hardwick,

THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

(For Council action on Clause 8, see page 14)

Personnel Matters
(July 5, 1974)

The Council considered this report which contains three clauses, identified as follows:

- Cl.1. British Columbia Business Show - Employee Participating and Attendance.
- Cl.2. Proposed Non-Union Casual Wage Rates - Parks Board.
- Cl.3. British Columbia Day Act.

The Council took action as follows:

Regular Council, July 9, 1974 23

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Personnel Matters
(July 5, 1974) (continued)

Clauses 1 and 2

MOVED by Ald. Bowers,

THAT the recommendations of the Board of Administration contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

British Columbia Day Act
(Clause 3)

MOVED by Ald. Bowers,

THAT a holiday with pay be granted to all Excluded and Senior Staff and to those unionized civic employees whose Collective Agreements do not now contain a provision regarding the first Monday in August, subject to the provisions for Statutory Holiday eligibility contained in those Agreements;

FURTHER THAT the Library Board, Park Board and Police Commission be advised accordingly.

- CARRIED UNANIMOUSLY

Property Matters
(July 5, 1974)

The Council considered this report which contains nine clauses identified as follows:

- Cl. 1: Lease of Portions of City Blocks 112 & 113, D.L. 541, Situated within the Cloverleaf Area, North End Granville Bridge (Leach Holdings Limited)
- Cl. 2: Lease of Portions of City Blocks 112 & 113, D.L. 541, Situated within the Cloverleaf Area, North End Granville Bridge (Dominion Vancouver Motor Limited)
- Cl. 3: Lot 70 of 3 to 10, 12, 15, 16, 19, 21 to 32 & 34, Blocks 24 to 29, D.L.'s 330 & 331, 3623 Ellis Avenue
- Cl. 4: Lots 7 to 9, the South 40 feet of Lot 10, Lot "A" (Explanatory Plan 5233) and Lots 14 & 15 Except Right-of-Way all in Block 267, D.L. 526 - 1830 West 5th Avenue
- Cl. 5: Acquisition for Widening of 37th Avenue between Fraser and Inverness Streets, Lot 19, Block 4, D.L.'s 668 - 670, 5333 Prince Albert Street
- Cl. 6: Lease Renewal - Encroachment: Area Fronting Sicks' Capilano Brewery Ltd., 1550 Burrard Street
- Cl. 7: Acquisition for Park Site #10 - Mount Pleasant West 43 feet of South half of East half except North 10 feet now lane, of Block 104, D.L. 264-A Known as 407-411 East 8th Avenue
- Cl. 8: Sale of Lot 25 to 29, Block 76, D.L. 181 to Provincial Government - N/S Keefer Street, between Heatley and Hawks Avenues
- Cl. 9: Food Management Consultant: Continental Hotel - Senior Citizens' Residence.

The Council took action as follows:

MOVED by Ald. Pendakur,

THAT the recommendations of the Board of Administration contained in Clauses 1 to 9 inclusive, be approved.

- CARRIED UNANIMOUSLY

Regular Council, July 9, 1974 24

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

E. DEPARTMENTAL GENERAL REPORT
July 5, 1974 (continued)

Works & Utility Matters
(July 5, 1974)

Chestnut Street, Adjacent to
Vanier Park (Clause 1)

After considering this Clause, it was

MOVED by Ald. Bowers,

THAT the proposal of the City Engineer as contained in this Clause in respect of improvements to Chestnut Street, be approved, and he be authorized to initiate the installation of pavement and Curbs and the sidewalk under the Local Improvement procedure.

- CARRIED UNANIMOUSLY

Inaccurate surveys in Older
Residential Areas (Clause 2)

MOVED by Ald. Bowers,

THAT this Clause be referred to the Standing Committee on Social Services for consideration.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(July 5, 1974)

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Proposed Interior Alterations at 535 Homer Street for Department of Human Resources
- Cl. 2: Temporary Parking Lot, 151 West 10th Avenue
- Cl. 3: Interim Rezoning of the Kitsilano RM-3A District

The Council took action as follows:

Proposed Interior Alterations at
535 Homer Street for Department
of Human Resources (Clause 1)

Consideration was given to the report of the City Building Inspector contained in this Clause in regard to an application from Sjorgren Construction Ltd., to renovate the interior of 535 Homer Street to provide office accommodation for the Department of Human Resources.

The City Building Inspector advised he would not oppose the interior renovations subject to the applicant obtaining a Development Permit for change of use.

MOVED by Ald. Linnell,

THAT approval be given to these proposed interior alterations.

- CARRIED UNANIMOUSLY

Temporary Parking Lot
151 West 11th Avenue
(Clause 2)

It is noted in this Clause that the Metropolitan Tabernacle request enforcement action be withheld to allow temporary use of a parking lot at 151 West 11th Avenue.

MOVED by Ald. Volrich,

THAT enforcement action be withheld until January 30, 1975, as per request received.

- CARRIED UNANIMOUSLY

(For Council action on Clause 3, see pages 15 and 16)

Regular Council, July 9, 1974 25

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Fire & Traffic Matters
(July 5, 1974)

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: Additional Bus Stop on Davie Street at Denman Street
- Cl. 2: Regulation of Granville Transitway

The Council took action as follows:

MOVED by Ald. Hardwick,

THAT the recommendations of the City Engineer contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

Finance Matters
(July 5, 1974)

Estate of Major J.S. Matthews,
Deceased (Clause 1)

MOVED by Ald. Hardwick,

THAT the recommendation of the Director of Legal Services contained in this Clause be approved.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)F. Report of Standing Committee
on Waterfront and Environment,
(June 27, 1974)

The Council considered this report of the Committee which contains six clauses identified as follows:

- Cl. 1: Reorganization of the North Fraser Harbour Commission
- Cl. 2: Recreational Potential - Fraser River Waterfront
- Cl. 3: Dogs at Large
- Cl. 4: Embyr Enterprises Ltd. - Lease of Land and Waterfront
- Cl. 5: Waterfront Planning Study - Stage 3
- Cl. 6: Correspondence

The Council took action as follows

Clauses 1, 3, 4, 5 & 6.

MOVED by Ald. Pendakur

THAT the recommendations and resolutions of the Committee contained in Clauses 1, 3 and 4 of this report, be approved, and Clauses 5 and 6 be received for information.

- CARRIED UNANIMOUSLY

Recreational Potential - Fraser
River Waterfront (Clause 2)

MOVED by Ald. Pendakur

THAT the recommendation of the Committee contained in this Clause be approved, with Council agreeing to share the cost, with the Provincial Government paying 50% and the three municipalities involved paying 50%; the municipal share of the Study to come from the North Fraser Harbour Commission Municipal Surplus.

- CARRIED UNANIMOUSLY

G. Report of Standing Committee
on Civic Development (June 13, 1974)Langara

MOVED by Ald. Hardwick

THAT this report be received for information.

- CARRIED UNANIMOUSLY.

H. Part Report of Standing Committee
on Social Services, (June 20, 1974)

The Council considered this report of the Committee which contains seven clauses identified as follows:

- Cl. 1: St. Michael's Day Care - 409 East Broadway
- Cl. 2: West End Community Centre - Day Care Facility
- Cl. 3: Lefeaux House - 975 Lagoon Drive - Day Care Centre
- Cl. 4: Shaughnessy Lodge - 1298 West 10th Avenue - Rent Increases
- Cl. 5: Mount Pleasant Area Council - Grant Request
- Cl. 6: Cobalt Hotel - 917 Main Street
- Cl. 7: Commercial Rental Agencies - Chairman's Report

The Council took action as follows:

Clauses 1, 3, 4 & 6.

MOVED by Ald. Rankin

THAT the resolutions of the Committee contained in Clauses 1, 3, 4 and 6 of the report, be received for information.

- CARRIED UNANIMOUSLY.

CONTINUED..

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)

Part Report of Standing Committee
on Social Services (June 20, 1974) (Cont'd)

West End Community Centre -
Day Care Facility (Clause 2)

MOVED by Ald. Rankin
THAT this clause be received, after deleting all the words in
the resolution after the name of the organization 'West End Community
Centre Association'.
- CARRIED UNANIMOUSLY

The Committee's resolution, therefore, will read as follows:

" THAT the Committee receive the submission from Architect
Joe Wai and members of the West End Community Centre Association".

Mount Pleasant Area Council
Grant Request (Clause 5)

MOVED by Ald. Rankin
THAT a grant of \$1,000 to the Mount Pleasant Area Council to
cover the cost of materials for a children's play area at 5th Avenue
and Carolina Street, be approved.
- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY.

Commercial Rental Agencies -
Chairman's Report (Clause 7)

For Council action on this Clause, see page 2.

I. Report of Standing Committee
on Housing (June 25, 1974)

The Council considered this report of the Committee which
contains seven clauses identified as follows:

- Cl. 1: Fire By-law
- Cl. 2: City-owned Property on South West Marine
Drive and Ash Street
- Cl. 3: Seventy-five Unit Hard to House Facility
- Cl. 4: Progress Report on Lodging House By-law
Enforcement
- Cl. 5: Open Bible Chapel - Champlain Heights
- Cl. 6: Hotel East
- Cl. 7: Chairman's Reports

The Council took action as follows:

Fire By-law (Clause 1)

For Council action on this Clause see page 3, 12 & 13.

Clauses 2,3,4,6 & 7.

MOVED by Ald. Harcourt
THAT the recommendation of the Committee contained in Clause 3
of this report be approved, and Clauses 2,4, 6 and 7, be received for
information.
- CARRIED UNANIMOUSLY.

Open Bible Chapel -
Champlain Heights (Clause 5)

MOVED by Ald. Volrich
THAT this Clause be referred back to the Committee for further
consideration.
- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)

J. Report of Standing Committee
on Social Services (June 27, 1974)

The Council considered this report of the Committee which contains four clauses identified as follows:

- Cl. 1: Steam's Hot Dogs, 150 East Hastings Street - Extension of Hours
- Cl. 2: West End Services Centre, 1650 Robson Street
- Cl. 3: Student Summer Employment - SWEEP '74
- Cl. 4: Discussion on Day Care Regulations

The Council took action as follows:

Steam's Hot Dogs, 150 East Hastings Street,
Extension of Hours (Clause 1)

In considering this resolution it was
MOVED by Ald. Rankin

THAT the resolution of the Committee, contained in this Clause be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers (in amendment)

THAT the time of 'l.a.m.' closing, be changed to read '3 a.m.', subject to the conditions laid down by the Police Department, and a further review to be made in six months' time.

- LOST

(Ald. Gibson, Harcourt, Hardwick, Linnell, Marzari, Massey, Pendakur, Rankin and the Mayor voted against the amendment)

Clauses 2, 3 & 4.

MOVED by Ald. Rankin

THAT the recommendation of the Committee contained in Clause 2 be approved, and Clauses 3 and 4 be received for information.

- CARRIED UNANIMOUSLY.

K. Report of Standing Committee on
Community Development, (June 27, 1974)

The Council considered this report of the Committee which contains five clauses identified as follows:

- Cl. 1: Busy Bee Car Wash
- Cl. 2: Britannia Centre Society
- Cl. 3: Adanac North Plan - Hastings Sunrise Action Council
- Cl. 4: Presentation re Location of Major Hotel in the Chinatown Area
- Cl. 5: Delegation Request - Denman Street Neighbourhood Pub

The Council took action as follows:

Clauses 1 - 5 inclusive.

MOVED by Ald. Volrich

THAT Clauses 1 to 5 inclusive, contained in this report, be received for information.

- CARRIED UNANIMOUSLY

L. Report of Standing Committee
on Finance and Administration. (July 4, 1974)

1976 - 1980 Five Year Plan Publicity

MOVED by Ald. Bowers

THAT the recommendation of the Committee, contained in this report, be approved.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)

M. East Hotel, 455 Gore Avenue.

Council considered a report by Alderman Harcourt in connection with the East Hotel, 455 Gore Avenue, having been asked by Council to meet with the owners and/or representatives, together with City Officials and appropriate non-profit agencies. The result of carrying out these discussions is detailed in the report. The Alderman advised of action the owners are prepared to take to assist the tenants in re-location. Alderman Rankin raised the question of discussion of the purchase of this Hotel with Central Mortgage and Housing Corporation.

MOVED by Ald. Volrich
THAT this report be referred back to the Standing Committee on Housing for further consideration.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick
SECONDED by Ald. Linnell
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

- 1. BY-LAW TO AMEND BY-LAW No. 4450
BEING THE LICENSE BY-LAW (New
Steam Bath Applications)

MOVED by Ald. Rankin
SECONDED by Ald. Bowers
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments:

There being no amendments, it was

MOVED by Ald. Rankin
SECONDED by Ald. Bowers
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (Contd)

- 2. A BY-LAW BEING A
ZONING AMENDMENT
BY-LAW (False Creek Comprehensive
Development District)

MOVED by Ald. Hardwick
SECONDED by Ald. Linnell

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer
declared the By-law open for discussion and amendments:

There being no amendments, it was

MOVED by Ald. Hardwick
SECONDED by Ald. Linnell

THAT the By-law be given second and third readings and the Mayor
and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY.

MOTIONS

Police Disputes -
Compulsory Arbitration

It was agreed that the Motion of Alderman Volrich in respect of
Police Disputes - Compulsory Arbitration, be deferred for consideration
at the next meeting of Council.

The Council adjourned at approximately 7.30 p.m.

* * * * *

The foregoing are Minutes of the Regular Council meeting of
July 9, 1974, adopted on July 23, 1974.

A. Phillips
MAYOR

B. H. Little
CITY CLERK

BOARD OF ADMINISTRATION

June 27, 1974

TO: Vancouver City Council

SUBJECT: Planning Department - Staffing (SUMMARY REPORT)

CLASSIFICATION: RECOMMENDATION

On April 18, 1974, the Standing Committees of Council on Civic and Community Development held a joint meeting and received from the Board of Administration a report, entitled "Planning Department Staffing and Budget, and after due consideration, it was recommended, inter alia:

- (a) that the general structure of the organizational chart be approved;
- (b) that the question of staffing for the various parts of the programme be referred to the Board of Administration for report.

City Council, at its meeting on April 30, 1974, approved the recommendations.

Your Board has examined with the Director of Planning the question of staffing for the various parts of the programme, and submits the following summary report. The Director of Planning is in general agreement with these recommendations. A more detailed report was prepared and is on file in the Board of Administration office.

A. STAFFING SUMMARY

| <u>Division</u> | <u>Authorized Establishment</u> | <u>Additions (Deletions) Recommended by</u> | | <u>Memo of Present Vacancies (June 18/74)</u> |
|-------------------------|-------------------------------------|---|----------------------------|---|
| | | <u>Director of Planning</u> | <u>Board of Admin.</u> | |
| Director | | | | |
| Deputy & Secretaries | <u>4</u> | <u>-</u> | <u>-</u> | <u>-</u> |
| <u>Overall Planning</u> | | | | |
| Associate Director | 1 | - | - | 1 |
| Assist. Director | 1 | (1) | (1) | - |
| Secretary | - | 1 | 1 | - |
| Research Group | 4 | 1 | 1 | 1 |
| City Planning Group | <u>4</u> | <u>2</u> | <u>-</u> | <u>2</u> |
| | <u>10</u> | <u>3</u> | <u>1</u> | <u>4</u> |
| <u>Area Planning</u> | | | | |
| Assoc. Director | 1 | - | - | - |
| Secretary | - | 1 | 1 | - |
| Downtown Group | 10 (A) | - | - | 2 |
| False Creek | 3 | 1 | - | 2 |
| Local Area Groups | <u>12</u> | <u>18</u> | <u>15 (C)</u> | <u>5</u> |
| | <u>26</u> | <u>20</u> | <u>16</u> | <u>9</u> |
| <u>Special Services</u> | <u>10 (B)</u> | <u>1</u> | <u>-</u> | <u>-</u> |
| <u>Zoning</u> | <u>15</u> | <u>-</u> | <u>-</u> | <u>1</u> |
| <u>Staff Services</u> | <u>19</u> | <u>3</u> | <u>(1)</u> | <u>2</u> |
| TOTALS: | <u><u>84</u></u> | <u><u>27</u></u> | <u><u>16 (D)</u></u> | <u><u>16</u></u> |

Notes

- (A) Includes 3 temporary positions terminating December 31, 1974.
- (B) Includes 3 temporary positions terminating December 31, 1975.
- (C) Final number dependent upon:
 - (i) Use of existing City or Park Board facilities already available in local areas;
 - (ii) Reappraisal of objectives and time required to complete initial studies;
 - (iii) The reduction of 3 positions reflects the agreement reached with the B. C. Medical Centre that the staffing costs for Shaughnessy will be borne by them.
- (D) Note that net additional staff increase occurs in Area Planning Division only.

B. OVERALL PLANNING DIVISIONRecommendations

Your Board RECOMMENDS that:

- (i) A professional librarian be hired at a fee of approximately \$6,000.00, to catalogue the existing library, establish a library routine, and train a staff member to operate the library and maintain the cataloguing and indexing.
- (ii) To operate the Library (estimated 50% time available) and to assist the Administrative Officer with control of supplies and various budget matters, one (1) Clerk II position be established and that the workload and effectiveness of this position be evaluated 12 months from date of appointment.
- (iii) No change be made in the "City Planning Group" (now four established positions) until a decision has been made on the extent of the effort needed to develop an Overall Plan within the period of time that will meet the expectations of Council.
- (iv) The position of Assistant Director, Advance Planning, be abolished.
- (v) The existing Clerk Stenographer III, formerly providing secretarial services to the Assistant Director, now provide secretarial service to the Associate Director.

C. AREA PLANNINGRecommendations(a) Downtown and Other Groups

Your Board RECOMMENDS that:

In December, 1974, a review of staffing requirements be undertaken by the Director of Planning, and he will report on re-allocation of functions of the Downtown Group, the False Creek Group, the Historic Area and Beautification Group, and the Planner I from the West End Team.

(b) Recommendations re Local Area Planning

- (i) Your Board has considered other "groupings" for the Local Area Planning Sections and concurs with the Director of

Planning that his proposal for three (3) sections be adopted.

Your Board therefore RECOMMENDS establishment of:

1. Inner Area West Section
Kitsilano
Fairview
West End (subject to review).
2. Inner Area East Section
Mount Pleasant
Grandview/Woodlands
Downtown East Side.
3. Outer Area Section
Champlain/Killarney
Cedar Cottage/Kensington
All other areas.

- (ii) Your Board notes that on May 14, 1974, City Council approved four (4) positions for N.I.P. start-up, but at that time no areas had been designated.

As Kitsilano and Cedar Cottage have now been recommended for N.I.P., your Board RECOMMENDS that the approval of the four (4) positions be held in abeyance as the three (3) positions for the Kitsilano programme were approved on April 9, 1974. For Cedar Cottage, your Board RECOMMENDS establishment of the Planner II position and the Planning Assistant III position, and that the question of location and clerical assistance be referred to the Board.

- (iii) Your Board notes that Local Area Planning has been approved by City Council for:

| | |
|----------------------|---------------------------|
| Fairview, | Kitsilano, |
| Mount Pleasant, | Cedar Cottage/Kensington, |
| Grandview/Woodlands, | |
| Champlain/Killarney, | |

and staffing levels recommended by your Board include the establishment necessary for this. However, your Board RECOMMENDS that before proceeding with local area planning in these areas, other than that already underway and the two N.I.P. programmes, the Director of Planning report on the subjects to be studied in each area (e.g., zoning, densities, replotting, desirable changes, etc.), and indicate the approximate length of time required for such studies; and that Council then reconsider the programmes, and staffing levels.

- (iv) Your Board RECOMMENDS a position of Planning Assistant be established in the "Outer Area Section" to review and advise on the release of City lands.

(c) Clerk Stenographers in Local Area Offices

As an alternative to placing a Clerk Stenographer in each local area office, your Board RECOMMENDS that:

- (i) In certain instances, arrangements be made to use available space and clerical services in City buildings or Park Board Community Centres. In such cases, an appropriate cost sharing basis would need to be approved, and it is recommended that such arrangements be referred to your Board for approval. (Cedar Cottage is an example where such arrangement could be initiated.)

- 4 -

- (ii) The Planner and Planning Assistant be provided with dictating equipment, compatible with the equipment in the central office, and that an arrangement be made with a dispatch service to pick up and deliver material to the local area offices from the central office. Material requiring stenographic services will be attended to in the central office, and delivered to the local area offices, as required.

(d) Secretary for Associate Director

Your Board RECOMMENDS that a Clerk Stenographer position be established, to be generally but not exclusively available to the Associate Director.

D. SPECIAL SERVICES DIVISION

Your Board RECOMMENDS that no additional positions be established in this division, but rather, that the existing permanent staff undertake the work required in connection with the conferences being held in the next two years. This may require adjusting some priorities within the Department. The Director of Planning will report at a later date on the departmental requirements in connection with these conferences, having regard for the fact that Vancouver is the host city in both cases.

E. ZONING DIVISION

No further review of the Zoning Division has been undertaken at this time as this division was the subject of reports to Council in the latter months of 1973. A review to evaluate changes is to be undertaken in November, 1974.

F. STAFF SERVICES DIVISION

Recommendations and Comments

Your Board RECOMMENDS that no additional positions be established at this time; however

- (i) As noted in Section B above, a Clerk II position be established in the Research Section, to work part time with the Library, and assist the Administrative Officer with supplies and budget matters.
- (ii) As an alternative to establishing a Clerk Stenographer position, experience be gained in the use of "memory typewriters." (See (iv) below).
- (iii) The Planning Assistant I position was proposed so that the Department would have a staff person available to deal with requests for immediate transmittal of reports within the Department and between itself and other departments. To pick up/deliver material for printing and deal with large packages not carried through regular mail distribution, as well as to deliver supplies to Local Area Offices.

Your Board RECOMMENDS the use of a Dispatch Service for external deliveries/pickups (see below), and notes that the City Purchasing Agent has been requested to report on implementation of a delivery service within "City Hall."

(iv) Equipment

In order to provide better service to the professional groups, it is also RECOMMENDED that this division be equipped with "memory typewriters." These typewriters are operated with magnetic tape or computer storage devices, so that typewritten material can be reproduced at very high speeds. This facility will enable preparation of reports and revisions of such reports to be completed very much more quickly than at present.

These machines can also be used for production of individually typewritten letters in reply to enquiries from students and others, concerning planning programmes of the City. The basic letter would be stored in the machine, to be reproduced as required, with inserts manually typed in, adapting each reply to the actual circumstances.

Experience in this type of letterwriting has been gained in the Permits and Licenses Department and has been found to be very successful.

The approximate cost of a "memory typewriter" is \$6,150.

Your Board RECOMMENDS that the City enter into a rent-to-purchase agreement for one machine, at \$190 per month, of which 50% will apply to the purchase.

The Department may thereby gain six months' experience of the use of this type of machine before the City makes a commitment to purchase.

(v) Dispatch Service for Local Area Planning Offices

Your Board RECOMMENDS that a contract for a dispatch service be entered into (an approximate cost of \$5.50 per day has been quoted for each local area office) for transmittal of material to and from these offices. It is noted that daily service may actually not be required, and until experience has been gained, the service should be "as required."

- 6 -

G. SUMMARY OF COST ESTIMATES

| | 5 mos. <u>1974.</u> | Annual <u>Cost</u> |
|-------------------------------|------------------------|-----------------------|
| 17 new positions | \$ 79,940 | \$ 192,144 |
| <u>1 abolished</u> | <u>10,235</u> | <u>24,564</u> |
| 16 positions | \$ 69,705 | \$ 167,580 |
| Add: Salary cost for | | |
| 2 Associate Directors | | |
| not previously provided | \$ 20,470 | \$ 49,128 |
| Fringe benefits | 11,705 | 33,217 |
| Auto Allowances (11) | <u>2,200</u> | <u>5,280</u> |
| | \$ 104,080 | \$ 255,205 |
| Add: Furniture and Equipment | \$ 16,700 | \$ - |
| Local Area Office | | |
| Operating | 28,400 | 68,160 |
| Set-up | 13,200 | - |
| Library set-up | 6,000 | - |
| Rental of "memory typewriter" | <u>1,150</u> | <u>-</u> |
| | <u>\$ 169,530</u> | <u>\$ 323,365</u> |

Note:

- (i) Salary costs shown are estimated and may vary when classification of positions has been completed.
- (ii) Furniture and Local Area Operating Expenses taken from Director of Planning report, dated April 9, 1974.
- (iii) Furniture for Local Area Offices priced as new. Cost will be reduced if used furniture is purchased from Surplus Stores.
- (iv) Local Area Office costs will be less if City-owned or Park Board space is made use of.

H. CLASSIFICATION OF POSITIONS

Your Board RECOMMENDS that when the new positions have been approved by Council, the Acting Director of Personnel Services review the classifications and submit to the Board of Administration for approval.

Your Board notes that the incumbents of the positions of Assistant Director - Civic Development and Assistant Director - Community Planning have now been assigned other duties. These positions should also be reviewed by the Acting Director of Personnel Services and new classifications prepared.

...7

I. SOURCE OF FUNDS

The Comptroller of Accounts reports that due to position vacancies, an estimated sum of \$100,000 is available in the Planning Department salaries appropriation.

The balance of funds required would be provided from Contingency Reserve.

J. V.M.R.E.U.

Your Board notes that this report has been made available to the V.M.R.E.U.

K. REPORT OF CITY ENGINEER:

"The Area Planning proposals by the Director of Planning will require significant involvement by the Engineering Department. As noted on page 3, Council's approval of six Local Planning Areas will result in eighteen additional Planning staff members operating from six Local Offices in these areas.

The Engineering Department will be involved in aspects of traffic and transportation, street improvements, beautification, utilities, and local improvements, both at the planning and implementation stages. The Board is recommending that before proceeding with planning in these areas, the Director of Planning report on the subjects to be studied in each area (e.g., zoning, densities, replotting, desirable changes, etc.) and indicate the approximate length of time required for such studies, and that Council then reconsider the programs and staffing. The Engineering Department can effectively respond to the initial stages of the Local Area programs as proposed. However, when the Director of Planning reports on planning content and timing, the Engineering Department staff requirements will be reviewed and reported on. It is noted that traffic aspects will obviously be a major part in each area, and additional Engineering Department staff will likely be required to complement the Planning Department staff proposals effectively.

With respect to the organizational procedure to be followed by the Department in Local Area planning programs, we do not propose to place personnel in the Local Offices. Because of the varied involvements and responsibilities in the Department, the most appropriate procedure to follow will be for each Division Head to advise on any existing problems and the effect that various planning proposals will have on the work for which that Division is responsible."

L. REPORT OF DIRECTOR OF SOCIAL PLANNING:

"In June, 1973, the Director of Social Planning established his Department's position on Local Area Planning. The Social Planning Department's position, much of which has already been shared with the Board of Administration, the Director of Planning and the City Engineer, is summarized here.

The major responsibility for planning within the city lies with the Planning Department. However, the Engineering Department and the Social Planning Department also assume planning responsibilities. Many are city-wide, while others are local area oriented.

The Director of Social Planning feels that his staff are more efficiently used on a Project or Issue basis. This is particularly true where assignments are well defined and time horizons are clear. Staff resources of the Social Planning Department, while purposely few in number, are deliberately diverse in training and experience. With backgrounds in planning, architecture, law, social work, systems analysis and communications, they work as a small, manageable team to develop and launch various new projects and programs. These programs are usually later adopted by other Departments and Agencies under whose auspices they would normally fall. A few examples are: Strathcona Rehabilitation Project, a former N.I.P. now under the Planning Department; West End Local Area Planning Program, a forerunner of local area planning now under the Planning Department; Community Services Centre Concepts in Britannia and Fraserview, now under the Joint Management of Participating Agencies; participation in Planning and Funding of Neighbourhood Services Centres in Strathcona, Thunderbird and Champlain Heights elementary schools, now under joint Park and School Board auspices; Spring Street Program, now under the Provincial Government; Granville Mall Project, soon to be turned over to the Granville Mall Advisory Authority.

The Social Planning Department will continue to incubate and develop new projects and programs, either on a City wide or local area basis. Generally, these arise by direction from City Council, referral from the Board of Administration or on initiatives from within our own Department.

It is not envisaged that Social Planning staff will be decentralized for long periods of time to local areas of the City. It is the Director's experience that the most profitable citizen participation social planning efforts have been project or issue oriented; where the objectives were clear, the roles of City staff and citizen participants were clear, the roles of City staff and citizen participants were defined; and where time limits were established. Our difficult experience with the West End Planning Team confirms the Departmental position with respect to Local Area Planning.

The Director of Social Planning has prepared a more detailed report on the West End experiment for the Standing Committee of Council on Finance and Administration at their request."

Board of Administration Report, July 5, 1974 (WORKS - 1)

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Lease of Portion of Lane, South of 8th Avenue,
West of Alder adjacent to Lots 5 to 16, Block 333, D.L. 526

The City Engineer reports as follows:

"Lots 5 to 16, Block 333, D.L. 526 are either leased or owned by Lawson Oates Ltd. Portions of the lane at the rear of these lots have been under lease to Lawson Oates Ltd. since 1964. The balance of the east-west lane is presently only used by Lawson Oates. The lane is surplus to the City's highway requirements as long as the abutting lands are controlled by the applicant.

I RECOMMEND that the lane at the rear of Lots 5 to 10, Block 333, D.L. 526 be closed, stopped up and leased to Lawson Oates Ltd. subject to the following conditions:

- (a) The term of the lease be for 13 years with a one year notice of cancellation;
- (b) The rental be \$3,600 per annum subject to review every 3 years;
- (c) No buildings to be erected or placed on the lease area;
- (d) Access at any time for utility work if required;
- (e) The City be relieved of all liability;
- (f) An agreement satisfactory to the Director of Legal Services and the City Engineer."

Your Board RECOMMENDS that the foregoing be approved.

2. Areaway at 578 Beatty Street

The City Engineer reports as follows:

"The areaway slab at 578 Beatty is in a deteriorated condition structurally and as such constitutes a hazard to the public. This areaway is the subject of an encroachment agreement and is a registered charge against the abutting property. The owner has been contacted on many occasions with verbal and written communications, urging him to make repairs. To date he has done nothing.

Encroachment By-law 4243 authorizes the City Engineer to make necessary repairs and bill the owner for the costs.

I RECOMMEND that:

- (a) The City Engineer be authorized to:
 - (i) appoint a consulting engineer to determine and design necessary repairs to the above areaway;
 - (ii) appoint a contractor to carry out the work.
- (b) The costs be recovered from the owner in a manner determined by the Director of Legal Services."

Your Board RECOMMENDS that the foregoing be approved.

3. Sewer Construction on Bentley Street
75th Avenue and Milton Street

The City Engineer reports as follows:

"In the area of 75th Avenue, Milton Street and Bentley Street, there are no storm sewers. These sewers are required and should be constructed

Cont'd . . .

Board of Administration Report, July 5, 1974 (WORKS - 2)

Clause 3 cont'd

prior to paving work to be done in the area as part of the 1974 Paving Program. This construction will also provide some local sewer separation and relieve the surcharge on the Marine Drive sewer at Granville Street.

The estimated cost of the necessary sewer work is \$92,000.

I RECOMMEND that \$92,000 be appropriated from Sewers Capital Budget Account 118/7913, 'CNR False Creek Flats Contributions'. These CNR contributions are for projects which have already been completed as part of the 1972 False Creek Flats Agreement using Sewers Capital Funds."

Your Board RECOMMENDS that the foregoing be approved.

4. Supply of Cover Material - Delta Landfill

The City Engineer reports as follows:

"On February 19, 1974, Council considered a report of the City Engineer which outlined a proposal for purchasing sand cover material for the Delta sanitary landfill. That report pointed out the advantages of excavating and recovering sand from the landfill site itself, as compared with our present method of trucking sand from private stockpiles near the Fraser River. It was also indicated that Mr. Poschner, a contractor with considerable experience and demonstrated competence, was available and interested in excavating and supplying the City's daily cover material requirements from the landfill site.

Council adopted the recommendation that "the City Engineer be authorized to enter into an agreement with Mr. Poschner for the recovery of cover material for the Delta landfill at a rental rate of \$600 per day for a period up to three years."

Having obtained Council's approval to an agreement, Mr. Poschner has been working on the site, developing the pit from which the sand cover will be obtained.

However, in negotiating the terms of the agreement, Mr. Poschner does not feel the rate of \$600 per day can be firm for three years, because of inflation, increasing fuel and labour costs, etc. Furthermore, a one-year agreement is not acceptable to him because of the heavier investment in equipment that has proven to be necessary in his efforts to date to develop the pit.

The City Engineer feels that a three-year agreement, with options to renegotiate the price over (or below) the original \$600 per day in the second and third years, is reasonable and is still expected to result in considerable savings to the City. The annual cost saving for sand will still be approximately \$15,000, if the renegotiated costs are tied to the Highway Construction Index in the second and third years, since the cost of sand from our present source is also expected to increase each year.

Accordingly, it is RECOMMENDED that the City Engineer be authorized to enter into a three-year agreement with Mr. Poschner for the recovery of cover material for the Delta landfill at a rental rate of approximately \$600 per day for the first year, with negotiated increases in the second and third years tied to the appropriate construction cost index."

Your Board RECOMMENDS the foregoing report of the City Engineer be approved.

CONSIDERATION:

5. Maintenance Payments - Granville Island

The City Engineer reports as follows:

"Background

For many years the City has made an annual payment to the National Harbours Board representing the estimated costs of maintenance and reconstruction of sewers, water works and roadways on Granville Island. This followed from a 1939 agreement based on the logic that the tenants on the industrial sites paid City Taxes and that the City should, therefore, provide normal municipal services. Instead of performing the work, the City paid the N.H.B. to do so. The payment in 1972 was \$29,500.00.

Cont'd . . .

Clause 5 cont'd

Transfer

In June of 1973, control of Granville Island was transferred from the National Harbours Board to the Central Mortgage and Housing Corporation.

Meetings have been held with officials of CMHC. They agree that, in view of the proposed redevelopment of the island, it would be inappropriate for the City to make further payments towards the long-term replacement of the works. They have requested, however, that the matter of continuing the payments towards year-to-year maintenance be brought before Council.

Discussion

This was an arrangement peculiar to Granville Island. Elsewhere the City accepts no responsibility for services beyond the point where property meets the City Street system. (The roadways on the island are not dedicated streets)

The Law Department advise that the 1939 agreement was with the N.H.B. and contained no provision for succession. There is thus no obligation on the City to make any payment to C.M.H.C.

On the other hand it can be argued that the change from N.H.B. to C.M.H.C. was, in essence, just an administrative transfer from one Federal agency to another.

Amount

The amount of the payment to N.H.B. was established at \$10,000 per year in 1954. This has been inflated by the Engineering News-Record Construction Cost Index but a sounder basis might have been the City's basic wage rate. This would have given \$27,000 (1973). Of this \$18,000 would represent year-to-year maintenance.

If the Council decides to make a payment to C.M.H.C., it is suggested that \$9,000 per year would be a reasonable compromise between a full continuation of the maintenance payments and, on the other hand, the absence of legal obligation to make any payment. C.M.H.C. are agreeable to this figure. The amount would be reviewed from time to time to reflect the changes on the island as it is redeveloped.

It is further suggested that any payment to C.M.H.C. should be effective from the beginning of 1974

Funds are available in the departmental accounts to cover any payment decided upon by Council up to \$15,000.

Other Works

The City provides Fire Alarm service and minimal Street Lighting on the island. In view of the likely changes on the island and the complexity of separating these few alarm boxes and lights from the City's system it is suggested that this be continued for the present, pending decision as to the redevelopment. The annual cost is approximately \$1,000 to \$1,500.

Your Board submits the request of CMHC for the continuation of the maintenance payments and the matter of continuing present fire alarm and street lighting services for the CONSIDERATION of Council.

Board of Administration, July 5, 1974 (BUILDING - 1)

BUILDING & PLANNING MATTERS

A-4

RECOMMENDATION

1. Addition to the Existing Hotel and Apartment Building at 500 West 12th Avenue. (Development Permit Application No. 65098)

The Director of Planning reports as follows:

"Development Permit Application No. 65098 has been filed to develop these lands by constructing additions to the existing hotel and apartment building on this site.

The site of the development is located on the west side of Cambie Street between 12th Avenue and 13th Avenue.

The portion of the site on which the existing building is located is in a CD-1 Comprehensive Development District and the site upon which the addition would be constructed is in a C-2 Commercial District.

HISTORY

City Council at a public hearing on March 26, 1970, rezoned the lands at the south-west corner of 12th and Cambie to CD-1 Comprehensive Development District subject to several conditions which included:

Floor space ratio not to exceed 2.99 as submitted by the applicant and measured on gross floor area of the building excluding areas used for parking, balconies not to exceed 8% of the permitted floor space ratio.

Subsequently on May 28, 1970, Development Permit No. 52116 was issued after approval of the Technical Planning Board thereby permitting the erection of a 16-storey hotel/apartment and commercial complex containing professional offices, restaurant, lounge, retail stores, beauty parlour, barber shop, 6 floors of hotel units, 8 floors of apartment units, display areas and other hotel/apartment ancillary facilities subject to certain conditions.

Further on December 22, 1970, at a public hearing, City Council amended the CD-1 By-law to permit a beverage room in the building.

The current development permit application is to:

- a) construct a three storey with a basement and two levels of underground parking addition to the south of the existing building; the addition to contain retail stores, offices, relocated beverage room, banquet room facilities and forty additional hotel sleeping units;
- b) the extension of the licensed lounge area from 559 sq. ft. to 1,519 sq. ft.;
- c) relocation of the beverage room from the existing building to the basement of the addition (area of existing beverage room is 2,786 sq. ft. - new beverage room 2,450 sq. ft.);
- d) extension northward of a portion of the existing northerly wall on the main floor level thereby slightly expanding the existing licensed lounge area and the existing dining room facilities.

The Technical Planning Board and the Vancouver City Planning Commission after considering the development permit application recommended that it be approved subject to several conditions. Before issuance of the development permit, however, the Technical Planning Board and the Vancouver City Planning Commission recommended that the matter of the floor space ratio be first reported to City Council.

Cont'd . . .

Board of Administration, July 5, 1974 (BUILDING - 2)

Clause #1 continued:

Mr. J. A. Pentland of 526 West 13th Avenue has submitted a letter requesting to appear as a delegation regarding this matter.

The City Engineer reports as follows:

"An application has been received from the owner of the hotel at the southwest corner of 12th Avenue and Cambie Street to acquire a portion of the lane at the rear of the hotel. The owner wishes to construct an addition which will occupy a portion of the existing lane."

A. The Director of Planning RECOMMENDS

That in view of the lower floor space ratio of 2.95 on the total site (C-2 portion and the CD-1 portion) that the development as now proposed be APPROVED in accordance with the recommendations of the Technical Planning Board and the Vancouver City Planning Commission.

B. "The City Engineer RECOMMENDS that the portion of the lane outlined in red on the plan marginally numbered 'LF 7056' (Appendix A) be closed, stopped up and conveyed to the owner of the abutting lands subject to the following conditions:

- (a) The dedication of a lane 20 ft. wide over the westerly portion of the lands being added to the hotel site.
- (b) Either the entire 10 ft. of the new site to be dedicated for the future widening of Cambie Street and upon request by the applicant the 10 ft. strip so dedicated be closed and leased back for a term of 20 years subject to a one-year notice of cancellation, the rental for the term to be \$20; or satisfactory arrangements to be made for a 21-year option for the City to acquire the 10 ft. strip for the sum of \$1.
- (c) The applicant arrange for the removal or re-routing of utilities in the lane and pay all cost to effect the lane closure. The estimated cost of this work is \$39,600.
- (d) The closed lane be consolidated with the abutting lands to form one parcel.
- (e) Commute all 1974 and later payments of local improvements for paving in the portion of the lane to be closed.
- (f) Any required agreement to be to the satisfaction of the Director of Legal Services and the City Engineer."

Your Board RECOMMENDS approval of the foregoing recommendations.

DELEGATION REQUESTS: Mr. J. A. Pentland
Mr. Ben Wosk

Board of Administration, July 5, 1974 (BUILDING - 3)

2. Central/Oliver Hotels - Renovations
Dining - Bathing - Recreation Facilities

The Director of Social Planning reports as follows:-

The architect, Jonathan Yardley, employed by the City to renovate the ground level and basement floors of these hotels to accommodate the above mentioned facilities, has recommended to the Advisory Committee of City and Provincial officials and Community representatives that the contractor, Bourrie and McLennan, presently engaged to renovate the rooms in the hotel, be employed under a negotiated tender to also carry out renovations on the ground floor and basement level. Reasons in support of this recommendation are as follows:-

The contractor, Bourrie and McLennan has been working on these premises on behalf of the United Housing Foundation for the past nine months and is thoroughly familiar with the building's physical characteristics. The contractor has already, in good faith, carried out work in the basement and on the ground floor that ties in with the renovations on the floors above. Examples are - consolidation of mechanical equipment; installation of the elevator to the basement level; electrical service from the basement to the top floor. The multi-use centre requires vertical duct shafts for ventilation of the kitchen, laundry, bathrooms and recreation areas on the ground and basement levels. These jobs have to be performed simultaneously with the renovation work on the upper levels.

The front elevation of the ground floor should be completed at one time and not in two separate sections at different times. The present contract on the hotel also calls for installation of sprinklers to the ground floor and basement levels. In addition, experience indicates that there are few, if any, contractors presently interested in renovating old buildings of the Central/Oliver type in the Skid Row area.

Under a negotiated tender arrangement the contractor Bourrie and McLennan will provide the Advisory Committee with full costs of renovations to the ground and basement levels, together with all sub-trade bids that are accepted.

It is, therefore, recommended that on the basis of the foregoing recommendations of the architect, which are supported by the Advisory Committee, the contractor, Bourrie and McLennan, be employed on a negotiated tender basis to complete the renovations to the ground floor and basement levels of the Central/Oliver hotels to accommodate the dining, bathing and recreation facilities approved by Council Resolution dated April 24, 1974; the negotiations to be carried out by the Director of Social Planning in consultation with the Assistant Director, Construction & Maintenance, Permits & Licenses Department.

YOUR BOARD

RECOMMENDS approval of the foregoing recommendations of the Director of Social Planning.

FOR COUNCIL ACTION SEE PAGE(S) 714

Board of Administration, July 5, 1974 (FIRE - 1)

FIRE AND TRAFFIC MATTERS

A-6

RECOMMENDATION

1. Fire Department - Apparatus Replacement Program

The Fire Chief reports as follows:

"In February 1970, City Council approved the recommendation contained in the report submitted by the Assistant City Engineer dealing with a fifteen year replacement policy for firefighting equipment. To provide effective and reliable emergency apparatus, a planned replacement program has been established.

To conform with the report, it is necessary that

2 triple combination pumpers; and
1 100 foot aerial ladder truck

be purchased in accordance with the approved 1975 replacement schedule.

Delivery time quoted by manufacturers is 90 weeks for firefighting apparatus. Experience has shown that these units will not be delivered until 1977 if purchasing procedures cannot be carried until final budget approval is given in April, 1975. Late delivery results, because of chassis model year changes, can significantly delay delivery of the chassis to fire apparatus suppliers. This delay would make another 2 years of operation necessary for existing apparatus which is already past its effective life. Tendering and ordering as soon as practical in advance of budget would make purchasing a current model year chassis possible and assure a delivery date in late 1975.

Estimated costs

| | |
|---|---------------|
| Pumper | \$ 61,000 |
| Pumper | 61,000 |
| 100' aerial ladder truck | <u>93,000</u> |
| | \$215,000 |
| plus 5% sales tax | <u>10,750</u> |
| Total estimated costs of Recommended equipment | \$225,750 |

Provision of Funds

The Comptroller of Accounts reports as follows:

Funds for the 1975 equipment replacement program estimated at \$225,750 will be provided in the 1975 Revenue Budget.

As Fire Chief I RECOMMEND that:

- (i) Two triple combination pumpers and one 100 foot aerial ladder truck be approved in advance of the 1975 budget.
- (ii) The City Purchasing Agent be authorized to call for tenders upon adoption of this report.
- (iii) Funds (estimated to amount to \$225,750) be provided in the 1975 Revenue Budget. "

Your Board RECOMMENDS the foregoing recommendations of the Fire Chief be approved.

FOR COUNCIL ACTION SEE PAGE(S) 174

Board of Administration, July 5, 1974 (FINANCE - 1)

FINANCE MATTERS

RECOMMENDATION

1. Takeover of Assessment Functions by
British Columbia Assessment Authority

Your Board has received the following report from the Director of Finance:

"As Council is aware the Province has presented legislation that will create an independent British Columbia Assessment Authority. This Authority will assume the assessment functions related to real property for the entire Province for the purposes of rationalizing and equalizing such assessment.

The Assessment Division of the Finance Department of the City of Vancouver will be included in this takeover, with the possible exception of the Local Improvements and Business Tax functions. It has not yet been decided what should be done about these latter two functions. It is somewhat unclear at this moment as to the exact date of takeover but it is expected to be July 1st, 1974. Under the new Act and presumably under the regulations to be established under the Act, cost sharing arrangements will be made whereby the Province will assume some of the costs of assessing and the balance of the costs will be distributed by a mill rate on all real property in the Province. It is also probable that these cost sharing arrangements will also apply July 1st. However the situation at this time is not clarified and the administrative structure is not yet established.

In view of the above Mr. W. P. Wright, Provincial Assessment Commissioner, wrote to the Mayors and Councils and Chairmen and Directors of Regional Boards within the Province, as follows:

"With reference to the Assessment Authority of British Columbia Act (Bill 147) presently before the Legislature, the kind consideration of yourself and your Council or Board to the following matters would be very much appreciated.

These matters have already been discussed with His Worship Mayor Ross Marks, President of the Union of British Columbia Municipalities and with Mr. Jeff McKelvey, Executive Director of the Union, and they have been most helpful in working with us with a view to the most acceptable and orderly method of implementing the Act being conceived.

The task of organizing the orderly transition of assessment from the present jurisdictions to the Assessment Authority is clearly one of some magnitude. I feel it would be in the best interests of all concerned if the Municipal and Regional sectors affected would continue to pay the salaries of assessing and clerical staff and to provide office accommodation, furniture, equipment and other facilities. When the Interim Board has been appointed, no doubt early consideration will be given to all facets of the transition.

Section 21 of Bill 147 (as introduced) contains provision to reimburse municipalities.

I am very conscious that in many instances the assessment function is not completely divorced from certain other municipal operations and it is my hope that, to the extent that assessment efficiency is not impaired, the disturbance of present internal arrangements should be minimal.

I would appreciate hearing from you as soon as possible especially with reference to my suggestion in the third paragraph. I am in constant touch with the U.B.C.M. to ensure effective co-ordination prior to the appointment of the Interim Board. I would ask for your understanding and co-operation during the transitional period which we will experience in the next few weeks."

Mr. Wright, in the third paragraph of his letter, is requesting Municipal and Regional sectors to continue to operate their assessment functions, pay staff, etc. until arrangements are established and he further points out that the Act does include provision to reimburse municipalities in an as yet undetermined manner. I am of the opinion that we should co-operate wholeheartedly with the Province and the about to be established Authority, with respect to the assessment function and

cont'd

Board of Administration, July 5, 1974 (FINANCE - 2)

Clause No. 1 (cont'd)

I therefore

RECOMMEND that the City of Vancouver continue to pay the salaries of assessing and clerical staff, and to provide office accommodation, furniture, equipment and other facilities, in accordance with the request of the Assessment Commissioner."

Your Board RECOMMENDS Council approval of the recommendation of the Director of Finance.

2. Investment Matters (Various Funds) May, 1974

The Director of Finance reports as follows:

- (a) Security Transactions during the month of May, 1974
- (b) Summary of Securities held by the General and Capital Accounts
- (c) City of Vancouver Promissory Notes issued pending collection of 1974 Taxes

(a) Cemetery Perpetual Maintenance Funds Transactions (Purchase)

| <u>Date</u> | <u>Type of Security</u> | <u>Maturity Date</u> | <u>Maturity Value</u> | <u>Price</u> | <u>Cost</u> | <u>Term Yrs/Mos</u> | <u>Annual Yield %</u> |
|-------------|-------------------------|----------------------|-----------------------|--------------|--------------------|---------------------|-----------------------|
| | <u>Debentures</u> | | | | | | |
| May 10 | City of Vancouver 8% | Apr 1/91 | \$10,000.00 | \$83.82 | \$8,382.00 | 16/11 | 10.00 |
| 10 | City of Vancouver 6% | Jun 15/80 | 2,000.00 | 83.00 | 1,660.00 | 6/1 | 9.75 |
| | | | <u>\$12,000.00</u> | | <u>\$10,042.00</u> | | |

(b) SUMMARY OF SECURITIES HELD IN
GENERAL AND CAPITAL ACCOUNTS ONLY AS AT MAY 31, 1974

| <u>Type of Security</u> | <u>Par or Maturity Value</u> | <u>Cash or Book Value</u> |
|---|------------------------------|---------------------------|
| <u>Short Term</u> | | |
| Chartered Banks Deposit Receipts and Government Notes | <u>\$8,250,000.00</u> | <u>\$7,952,164.51</u> |
| <u>Medium Term</u> | | |
| B.C. Hydro & Power Authority 7% Parity Bonds due Sept. 1/75 | <u>\$ 398,000.00</u> | <u>\$ 401,525.59</u> |

(c) City of Vancouver Promissory Notes
Issued for Temporary Financing Pending Collection of 1974 Taxes

| 1974 | | <u>Maturity Value</u> | <u>Proceeds</u> | <u>Term Days</u> | <u>Effective Interest Rate per Annum</u> | <u>Note Number</u> |
|-------------------|-----------------|-----------------------|-----------------------|------------------|--|--------------------|
| <u>Issue Date</u> | <u>Due Date</u> | | | | | |
| May 3 | May 6 | \$2,000,000.00 | \$1,998,337.00 | 3 | 10.125 | 186 |
| May 24 | May 27 | 650,534.25 | 650,000.00 | 3 | 10.00 | 187 |
| May 24 | May 27 | 2,000,000.00 | 1,998,357.60 | 3 | 10.00 | 188 |
| May 31 | June 3 | 2,000,000.00 | 1,998,357.60 | 3 | 10.00 | 189 |
| | | <u>\$6,650,534.25</u> | <u>\$6,645,052.20</u> | | | " |

Your Board RECOMMENDS that the foregoing report of the Director of Finance on Investment Matters (Various Funds) for May, 1974 be approved.

Board of Administration, July 5, 1974 (FINANCE - 3)

3. Queen Elizabeth Theatre - Maintenance

In January, 1974, the Manager of the Queen Elizabeth Theatre requested establishment of one additional position of Building Maintenceman, for the Queen Elizabeth Theatre. An examination of the standard of maintenance and the need has been examined by the Administrative Analyst and the Assistant Director, Building Construction and Maintenance, and they report as follows:

The present maintenance and janitorial establishment is:

| | |
|------------------------------|----------|
| Building Services Supervisor | 1 |
| Building Maintenceman I | 2 |
| Maintenance Electrician | 1 |
| Building Service Workers | <u>4</u> |
| TOTAL | <u>8</u> |

In addition, casual help is hired, as required, and women cleaners are employed on a "permanent-part time basis."

Background

No additional positions have been added since the original staff establishment was approved in 1959.

The two Maintenance men work on a revolving roster, one from 7 a.m. to 3 p.m., and the second from 3 p.m. to 11 p.m. These men, who are working a 5-day week, are not adequately able to fill the needs for maintenance, and are not available during performances on Saturdays or Sundays.

The work now undertaken by the two maintenance men includes the maintenance of the three boilers, removal of seats for repair and maintenance, painting and furniture repair, maintenance of fire extinguishers, adjustment and repair of doors, removal of seats to permit wheelchair patients to attend performances, and other maintenance items.

As the building is now 15 years old, more maintenance work is required, including electric motor and fan cleaning, painting, seat repair, plumbing and heating services.

As noted below, the air conditioning requires manual operation. This involves, during performances, checking temperatures at various points in the building, ensuring doors are closed (or opened) at certain places, and resetting switches to counteract sudden changes of temperatures brought about by entrance or exodus of a large number of people to the theatre and the heat generated by lighting.

The Building Services Supervisor worked 413 hours overtime in 1973, and in 1974 to date, has worked 140 hours overtime, in order to properly maintain the heating and other building equipment.

Use of Theatres

| <u>Annual number of Performances</u> | <u>1973</u> | <u>1961</u> | <u>Increase</u> | <u>Percentage</u> |
|--------------------------------------|-------------|-------------|-----------------|-------------------|
| Q.E.T. | 271 | 197 | 74 | 37 |
| Playhouse | <u>304</u> | <u>160</u> | <u>144</u> | <u>90</u> |
| | <u>575</u> | <u>357</u> | <u>218</u> | <u>61</u> |

cont'd

Board of Administration, July 5, 1974 (FINANCE - 4)

Clause No. 3 (cont'd)

Comment: The total increase of the building by numbers of performances is 61% in 1973 over 1961, of which the Playhouse Theatre has had the greatest increase, being 90% more use in 1973 over 1961.

Air conditioning

The air conditioning system is not fully automatic, and requires manual operation and observation by a staff member. Close examination of the system discloses that existing controls and filter systems are not operating satisfactorily, and it is recommended that these controls and systems be repaired prior to an extensive study of the air conditioning being carried out by the Supervisor of Maintenance Services (a member of the City Building Construction and Maintenance Division).

The estimated cost for the complete check of controls and replacement of defective parts is \$4,000.00, including parts and labour.

Heating System in Lobbies

Except for the hot summer season when the heating system is shut down, the problems of air conditioning of the main auditorium areas are made more difficult by heat generated from the lobbies. The heating of the lobby area is by hot water forced flow units, with thermostatically-controlled fans. There are no automatic controls on the heating coils and the hot water flows through the units even when the fans are not operating. The most effective method to overcome this problem is to install thermostatically-controlled regulator valves on each heater.

The cost for this work is estimated at approximately \$3,000 for the valves and \$1,000 for labour, a total of \$4,000.

Drape Cleaning

The drapes are now washed by city employees, in laundry tubs, and hung back in place to dry, with a high moisture content in the material. Excess water drips on the carpet and is mopped up by the staff. The Assistant Director, Building Construction and Maintenance, reports that this present method of cleaning is not the most satisfactory, and is examining alternative methods. He recommends that any additional cost be included in the 1975 budget submissions.

Recommendation

It is RECOMMENDED that one (1) additional position of Building Maintenceman I be established for the Queen Elizabeth Theatre, with a condition of employment being that two of the five working days be on a Saturday and Sunday, working on an afternoon shift basis.

Cost Estimates

| | <u>5 mos.</u> <u>1974.</u> | <u>Annual</u> |
|-----------------------------|-------------------------------|---------------|
| Salary and Fringe Benefits: | | |
| 1 Building Maintenceman I | | |
| Pay Grade 15 (\$678-\$806) | \$ 3,390 | \$ 8,136 |
| Fringe Benefits 12½% | <u>424</u> | <u>1,017</u> |
| | \$ 3,814 | \$ 9,153 |
| Air Conditioning Repairs | \$ 4,000 | |

cont'd

Board of Administration, July 5, 1974 (FINANCE - 5)

Clause No. 3 (cont'd)

| | | | |
|----------------------------|----|---------------|-----------------|
| Lobby Heat Unit Regulators | \$ | 3,000 | |
| Labour | \$ | 1,000 | |
| Drape Cleaning by Contract | | <u>-</u> | |
| | \$ | <u>11,814</u> | \$ <u>9,153</u> |

The Comptroller of Accounts recommends that the funds for the balance of 1974 be provided from Contingency Reserve.

A copy of this report has been provided to the Business Manager, of the Vancouver Municipal and Regional Employees' Union, for his information.

The Acting Director of Personnel Services has reviewed this report and the duties required of the incumbent of the new position, and confirms the classification of Building Maintenance I.

Your Board RECOMMENDS adoption of the recommendations of this report.

4. Library Board - Directory Information Service

The following report has been received from the Director of the Vancouver Public Library:

"At its meeting on July 17th, 1973 City Council approved the construction of a re-designed Directory Centre, the installation of a telephone system and the establishment of one new position of Library Clerk II.

Experience has shown that the most efficient use of available staff is obtained by the employment of two 1/2 time Library Clerks II to cover this position. However, as Provincial labour legislation requires that staff be employed for a minimum of 4 working hours a day, actual coverage of this position totals 40 hours per week. Accordingly, the Library Board, at its meeting of May 15, 1974, agreed to replace one regular Library Clerk II position with 40 hours per week of part-time employment.

ANNUAL COST ESTIMATE (1974 rates)

| | | |
|--|------------|---------------|
| Abolish 1 regular position Library Clerk II | | \$6,480 |
| Fringe benefits @ 10% | | <u>648</u> |
| | | \$7,128 |
| Establish 40 hours per week Library Clerk II | \$7,384 | |
| Fringe benefits @ 8% | <u>591</u> | <u>7,975</u> |
| Additional Cost | | \$ <u>847</u> |

This recommendation is concurred in by the President of the Vancouver Public Library Staff Association, Local 391 C.U.P.E.

SUMMARY:

| | <u>Classification</u> | <u>Effective Date</u> |
|---|--|-----------------------|
| Abolish 1 regular position | Library Clerk II Pay Grade 9 (\$540-622 mo.) | Jan. 1/74 |
| Establish--part-time 40 hours per week | Library Clerk II Pay Grade 9 (\$3.55-4.09 hr.) | " |

cont'd

Board of Administration, July 5, 1974 (FINANCE - 6)

Clause No. 4 (cont'd)

No additional funds are required for 1974.

As Director of the Vancouver Public Library, I recommend the above change in established positions."

RECOMMENDATION

Your Board RECOMMENDS approval of the above recommendations.

5. Staffing - Property & Insurance
Division, Finance Department

Your Board has received the following report from the Director of Finance:

"The responsibilities of the Property & Insurance Division can be briefly described as the acquisition of property for civic purposes, the sale or rental of City-owned property, the maintenance of City-owned property not used for civic purposes and the management of insurance matters for the City.

This report is concerned with the responsibilities of property management, the negotiation of acquisitions, leases, and appraisals of properties.

The land sales and rental operations of this office are an important part of the revenue operation of the City. In the years 1972 and 1973, more than 8.5 million dollars in sales of City lands was achieved exclusive of redevelopment; more than 4.8 million dollars was collected in gross rentals.

A. Property Management

There are two property management officers in the Division, one position having been established in January, 1949, the second in September, 1968. At the present time, there are 70 large residential rental properties, such as Englesea Lodge, and approximately 35 other residential properties which require the attention of the two property management officers.

In recent months, they have been concerned with the alterations necessary to conform with the requirements of the new Fire and Lodging House By-laws. The officers are responsible for the maintenance of the properties and are also responsible for hiring and the supervision of caretakers and, in some instances, for collection of rentals.

In recent months, they have been involved in the preparation for the opening of Oppenheimer Lodge. This has required numerous meetings with other governmental officials and the various private organizations involved. The problems of staffing, accounting, management procedures, policies and regulations have been reviewed and necessary arrangements have been developed for the management of this facility.

It is anticipated that other housing schemes of a similar nature will become the responsibility of this Division. City Council, on April 30, 1974, adopted a recommendation that the Supervisor of Property & Insurance be Manager of

cont'd ...

Board of Administration, July 5, 1974 (FINANCE - 7)

Clause No. 5 (cont'd)

the Continental Hotel when converted to an older persons' residence. Of necessity, the Supervisor or a Property Management Officer will be required to meet with the architect during the next few months.

It is recommended that one additional position of property management officer be established, to be responsible to the Supervisor of Property & Insurance for the overall management programme.

B. Property Negotiations

To carry out the duties of appraisals, acquisitions, negotiation of leases where the City is the lessee and of term leases where the City is the lessor, the Division has the following positions:

One Property Negotiator III
Ten Property Negotiators II
One Property Negotiator I

One Property Negotiator II position has been held vacant for more than 12 months and will continue to be so held.

In addition, the services of the negotiators are in constant demand by various departments for valuation of both City and privately-owned lands and improvements which departments anticipate may be required for approved or proposed projects. They have also assisted in location of rental facilities for a variety of City projects.

With the introduction of the Land Banking System, more time than formerly is spent in reviewing market values to keep the inventory up to date.

During the 1960's, the City, in partnership with the senior governments, embarked on the Urban Renewal programme which required the acquisition, demolition, management, resubdivision and resale of substandard properties within specified areas. This programme necessitated the hiring of 5 Property Negotiators II and 2 clerical positions. The redevelopment programme was abandoned in 1968, but other major projects replaced it and the Urban Renewal staff were kept fully and continuously employed on civic matters. The necessity for retaining the staff has been justified and confirmed each year. The current review again confirms full employment for these staff members; therefore, the urban renewal designation is no longer applicable.

These staff members have been continuously occupied on City affairs for the past 5 years and will continue to be required for other civic purposes.

The incumbent of the Property Negotiator III position recently retired. Review has indicated that a considerable amount of routine clerical work, relative to property appraisals, negotiations and acquisitions, had been undertaken by him, in addition to the supervisory aspects of his work.

It is recommended that the Property Negotiator III position be posted and filled in the regular manner, but it is further recommended that to enable the Property

cont'd

Clause No. 5 (cont'd)

Negotiator III to undertake his supervisory role and other required duties, and to provide assistance to the Property Negotiators II, a clerical position be established.

The incumbent of the clerical position to be assigned the record keeping aspects of property negotiations and be supervised by the Chief Property Clerk. In addition, the incumbent of the position to assist, when required, with the Divisional clerical duties connected with sales and redevelopment records."

C. Report of Acting Director of Personnel Services

"At the request of the Administrative Analyst, I have reviewed the duties and responsibilities of the above-noted positions.

1. One New Position, Clerk II

This position will perform a variety of repetitive clerical tasks of limited complexity. Duties will include maintaining property acquisition records, calculating the property disbursements based on the date of purchase, preparing property title cards, annotating all data relevant to the transaction, notifying utilities of property transfers and notifying the Accounting Section of holdback cheques to be released to owners.

These duties and responsibilities fall within Class Specification No. 023, Clerk II, Pay Grade 12 (\$598-703) and I recommend that it be classified accordingly.

2. One New Position, Property Management Officer II

This position will be responsible for supervising a small staff of Property Management Officers and residence management staff. The incumbent will be directly involved in all stages of the planning and development of City-managed residences, and be responsible for their administration on completion of construction.

I have prepared a new Class Specification No. 127, Property Management Officer II, and in accordance with internal salary structures, I recommend that it be classified at Pay Grade 28 (\$1327-1446)*.

I further recommend that both these positions be reviewed six months from filling.

SUMMARY

| <u>Incumbent</u> | <u>Proposed Classification</u> | <u>Effective Date</u> |
|------------------|--|-----------------------|
| One New Position | Clerk II, Pay Grade 12 (\$598-703) | When approved |
| One New Position | Property Management Officer II, Pay Grade 28, (\$1327-\$1446)* | When approved. |

*Personnel Regulation 160-1-(a)(2).

This report has been discussed with the Business Manager of the Vancouver Municipal and Regional Employees Union, and the Supervisor of Property and Insurance, both of whom concur with the above."

Clause No. 5 (cont'd)

D. Estimate of Costs

| | 5 mos. <u>1974</u> | <u>Annual</u> |
|--|-----------------------|---------------|
| Salaries: | | |
| Senior Property Management Officer - P.G. 28 (\$1327 - \$1446) | \$ 6,635 | \$ 15,924 |
| Clerk II - P.G. 12 (\$598 - \$703) | <u>2,990</u> | <u>7,176</u> |
| | \$ 9,625 | \$ 23,100 |
| Fringe benefits - 12½% | 1,204 | 2,887 |
| Auto Allowance - Sr. Property Management Officer at \$70 per month | <u>350</u> | <u>840</u> |
| | \$ 11,179 | \$ 26,827 |
| Equipment: | | |
| 1 office desk | \$ 366 | |
| 1 office chair | 120 | |
| 1 steno desk | 280 | |
| 1 steno chair | 60 | |
| 1 electric typewriter | <u>675</u> | |
| TOTAL - Current Year | \$ <u>12,680</u> | |

E. Notes

- (i) The Comptroller of Accounts recommends that, if the recommendations of this report are approved, funds be provided from Contingency Reserve.
- (ii) A copy of this report has been provided to the Business Manager of the Vancouver Municipal and Regional Employees' Union for his information.

F. Summary of Recommendations

It is recommended that:

- (a) The positions of Senior Property Management Officer and Clerk II, as recommended by the Acting Director of Personnel Services, be established, effective when filled.
- (b) The funds required for salaries and equipment be provided, in accordance with the recommendation of the Comptroller of Accounts, from Contingency Reserve.
- (c) The incumbent of the Senior Property Management Officer position receive an Auto Allowance on the regular basis.

Your Board RECOMMENDS approval of the above recommendations.

Board of Administration, July 5, 1974 (FINANCE - 10)

6. Changes to Schedule of Rental Rates, The Queen Elizabeth Theatre and The Queen Elizabeth Playhouse, September 1, 1974 to August 31, 1975

The Theatre Manager reports as follows:

"To offset the expected rise in operating costs in The Queen Elizabeth Theatre and The Queen Elizabeth Playhouse, it is proposed that rental rates be increased.

The proposed schedule sets out the higher rates which represent an overall increase of approximately 12 $\frac{1}{2}$ %.

Other than the several rate changes, Clause 11 has been changed to read as follows:

"The Manager may permit additional temporary seating to be placed in the Theatre orchestra pit, the set-up and take-down to be at the Licensee's expense."

A new Clause 12 is to be added, as follows:

"When an event presented by a Licensee who qualifies for Class II rate is commercially sponsored, such rate shall not be affected if the Licensee is a Registered Canadian Charitable Organization pursuant to the provisions of the Income Tax Act."

The Vancouver Civic Auditorium Board approved the new rate schedule at its meeting on June 7, 1974.

The Theatre Manager recommends ratification of the revised Schedule of Rental Rates circulated to members of City Council to have effect from September 1, 1974 to August 31, 1975."

Your Board RECOMMENDS approval of the Theatre Manager's report.

The attached letter from the Theatre Manager shows the effect of the new rates, including the new Clause 12, and also shows the estimated deficit for 1974.

7. Parking Rates - The Queen Elizabeth Theatre Parking Garage

The Theatre Manager reports as follows:

"Reflecting the recent change in the Downtown Parking Corporation Ltd. parking rates, the Theatre Manager recommends the following rates be charged in The Queen Elizabeth Theatre Parking Garage effective June 1, 1974:

| | |
|--|---------|
| Each Half Hour | 15¢ |
| Matinee Rate | 75¢ |
| All Day (8:00 a.m. to 6:00 p.m. maximum) | \$1.25 |
| Evening Rate (after 6:00 p.m.) | \$1.00 |
| Monthly Rate (8:00 a.m. to 6:00 p.m. - (Monday to Saturday incl.) | \$18.00 |

The Vancouver Civic Auditorium Board approved the above rates at its meeting on June 7, 1974."

Your Board RECOMMENDS approval of the Theatre Manager's report and FURTHER RECOMMENDS that the rates be reviewed in one year's time.

CONSIDERATION

8. Columbia Cultural Society
Grant Request - \$5,200

The Director of Social Planning reports:

"Several weeks ago Mr Harvey Adams and other representatives of the Columbia Cultural Society advised Jonathan Baker, Senior Social Planner, of their intention to apply for a grant to provide pops concerts in several areas of the city.

Mr Adams and most of the members of the 39-piece orchestra are members of the Vancouver Symphony Orchestra. Mr Baker suggested that they seek additional sources of funds and was today (June 21, 1974) advised that the Musicians' Union Trust Fund will in effect contribute 50% to the costs of performances and that Pacific Centre will contribute over \$4,000.

In light of the excellence of the performers and the fact that the free concerts will probably reach a broad population, including children and Senior Citizens, I RECOMMEND that a civic grant be awarded in the requested amount of \$5,200. "

Your Board submits the foregoing report of the Director of Social Planning for Council's CONSIDERATION.

9. Resolutions for Submission to U.B.C.M.
Annual Convention, Vernon, B. C.
September 18th to 20th, 1974

The City Clerk reports as follows:

"In Accordance with established practice, this office circulated all Members of Council and City Departments for any proposed resolutions they might wish Council to consider for submission to the U.B.C.M. Annual Convention. The following resolution has been received from the Director of Planning and is submitted for your consideration:

'THAT the Provincial Government be requested to amend assessment legislation to permit tax assessments on buildings of historic or architectural merit to be relaxed or waived by municipalities;

FURTHER THAT the Federal Government and Provincial Governments be requested to provide grants to municipalities covering 75% of the cost of tax exemptions for historic buildings.'

No other resolutions have been received."

Your Board submits the foregoing for Council's CONSIDERATION.

10. Charter Amendments: Heritage Advisory Board

The Director of Legal Services reports as follows:

"I have been advised that our Charter Amendments sought at the last Session of the Legislature have received Royal Assent and the City is now in a position to exercise the powers that were obtained.

Board of Administration, July 5, 1974 (FINANCE - 12)

Clause No. 10 (cont'd)

One of the amendments empowers Council, by by-law, to designate Heritage Buildings, control and hold up demolition of potential Heritage Buildings, and establish a Heritage Advisory Board.

I would appreciate Council's instructions now that the amendment is in force."

Your Board submits the foregoing for Council's CONSIDERATION.

INFORMATION

11. Appointment of Consultants
re Vancouver Taxi Industry

Your Board reports that, in accordance with Council resolution of May 14, 1974, and resolution of June 17, 1974, your Board received proposals from three management consultants concerning the study of the Vancouver Taxi Industry.

Your Board selected The Thorne Group Ltd. as consultants for the study. The Terms of Reference for the study indicate that the consultants should report in two parts:

Part I - re fare increases;

Part II - re additional license distribution
and license fees.

The Thorne Group Ltd. have been requested to complete Part I on or before July 31, 1974, and the report on Part II of the study should be available on or before September 30, 1974.

Your Board submits this report for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 167, 175

PERSONNEL MATTERS**A-8**RECOMMENDATIONS1. British Columbia Business Show -
Employee Participating & Attendance

The Acting Director of Personnel Services reports as follows:

"The City has been invited to participate in and support the above event sponsored by the Administrative Management Society, Vancouver Chapter, through encouraging Staff with typing skills to participate in the "Fastest Fingers on the Coast" Contest and administrative staff to visit the exhibition.

The Contest will take place on the second day of the Show, (Thursday, October 17/74) in the afternoon and typists wanting to participate would need part of the afternoon off. Arrangements can be made that there would be no delay in testing after their arrival.

I consider it good employee relations to give our typists the chance to show their skills. By early publicising the contest within the service, those who wish to participate doubtlessly will practise and in the process, improve their skills. In terms of public relations we would try to get some publicity should a fair size group decide to compete. One of our typists winning first (\$75.00) or any of the other prizes, would not hurt the image of our staff and might support recruiting.

The General Manager of the Show has also requested that a list of senior administrators, administrative officers, office managers or chief clerks be provided to him. He would like to extend personal invitations to these individuals who could visit the show; there would be no charge for tickets and no need for time off during office hours.

To prepare the list of the appropriate employee group for invitations would be a minor task. It would be advantageous to inform this group and keep it up-to-date on current office equipment and services.

Your Board RECOMMENDS that the Acting Director of Personnel Services be authorized:

- A. to make arrangements with the management of the British Columbia Business Show for City employees with typing skills to participate on a voluntary basis in the "Fastest Fingers on the Coast" typing contest in the afternoon of Thursday, Oct. 17, 1974 with leave of absence with pay
- B. to make available to Show Management a list of employees who would benefit from information on current office equipment and services to obtain personal invitations and free passes to visit this event after office hours.

2. Proposed Non-Union Casual Wage Rates - Parks Board

The Acting Director of Personnel Services reports as follows:

"At the meeting of the Board of Parks and Public Recreation held on June 26, 1974 it was resolved that 'the recommended wage increases for 1974 be approved for all non-union casual employees'. The recommended wage increases referred to are attached to this report as Appendix I.

It was further resolved that "the Chairman meet with the Mayor to request that the review of rates for non-union casual employees in relation to rates paid by surrounding municipalities be conducted by the City Personnel Department immediately so that future rates be established on time".

I note that in past years the normal procedure has been for the Parks Board to either grant the negotiated union increase to the

Cont'd . . .

Board of Administration, July 5, 1974 (PERSONNEL - 2)

Clause #2 continued:

non-union staff or to grant them no increase at all. This year the Board have departed from this practice by granting increases in excess of 12% in most cases and up to 66% in one case.

I further note that the non-union casual rates have been developed over a number of years by the Parks Board on an ad hoc basis to meet a number of differing situations. These rates have not, up to now, been subjected to an orderly review, nor are they necessarily consistent with either internal rates or external rates paid by other municipalities for comparable work. To conduct such a review would be time consuming and the Parks Board Officials advise us that there is a degree of urgency in granting the increases to non-union staff.

Under these circumstances, I am at this time able only to recommend a 12% increase, or such an increase as is necessary to bring all rates up to the Provincial minimum wage, whichever is greater. These rates to be effective January 1st, 1974. I except from this recommendation the Playground Leader positions where a survey of surrounding municipalities' rates has already been undertaken. In this case I recommend approval of the Parks Board proposed rates. Appendix II is attached containing our complete list of proposed rates.

We plan to subsequently review the entire non-union casual wage structure. If it then appears that increases in excess of 12% are indicated by both internal and external comparison, we will return to Council with appropriate recommendations at that time.

The approximate cost of the proposal as outlined in Appendix II is approximately \$45,000 based on 1974 rates.

Your Board RECOMMENDS approval of the above recommendation of the A/Director of Personnel Services.

CONSIDERATION

3. British Columbia Day Act

The A/Director of Personnel Services reports as follows:

"At its last session, the Provincial Legislature passed the 'British Columbia Day Act', Clause 1 of which reads as follows:

"Throughout the Province of British Columbia, in each and every year the first Monday of August is a legal holiday and shall be kept and observed as such under the name 'British Columbia Day'."

Clause 3 of the Act amends Section 2 of the 'Annual and General Holidays Act' by adding 'British Columbia Day' to the definition of "general holiday". The latter Act does not in itself require employers to give their employees a holiday with pay. These requirements are contained in the 'Regulations Made Pursuant to Annual and General Holidays Act'. These Regulations exempt from their application employees covered by a collective agreement. The Act itself excludes certain registered professional groups, e.g. Engineers, Doctors, Chartered Accountants, Lawyers.

In other words, the City is not bound to grant a holiday with pay on British Columbia Day to those of its employees who are excluded from the Act by reason of their profession, or to its unionized employees unless their respective Unions have negotiated the holiday and it is thus contained in their Collective Agreements.

The following Unions have successfully negotiated the first Monday in August as a Statutory Holiday:

Vancouver Firefighters' Union
Vancouver Policeman's Union
International Association of Theatrical & Stage Employees
Vancouver Public Library Staff Association

Cont'd . . .

Board of Administration, July 5, 1974 (PERSONNEL - 3)

Clause #3 continued:

The remaining City Unions, including the Inside and Outside Workers, either did not negotiate the Holiday or have not yet concluded negotiations.

If Council were to grant the Holiday to these remaining Unions and the relevant excluded employees on August 5, 1974, there would be an extra cost of approximately \$33,200 since certain employees in the Parks and Engineering Departments would be required to work on that day and/or the following Saturday at premium rates. Also, there would be the obvious cost of one day's lost production from the majority of civic staff and the possibility that subsequent overtime might be necessary.

In order to ensure fair and consistent treatment to all our employee groups, I RECOMMEND that a holiday with pay be granted to all Excluded and Senior Staff and to those unionized civic employees whose Collective Agreements do not now contain a provision regarding the first Monday in August, subject to the provisions for Statutory Holiday eligibility contained in those Agreements.

Your Board submits the above recommendation of the Acting Director of Personnel Services for the CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 775.62

Board of Administration, July 5, 1974(PROPERTIES - 1)

PROPERTY MATTERS

RECOMMENDATIONS

1. Lease of Portions of City Blocks 112 & 113, D.L. 541
Sit. within the Cloverleaf Area, North End Granville Bridge

The Supervisor of Property and Insurance reports as follows:-

"Portions of Block 112 and 113, D.L. 541, lying within the Cloverleaf area, at the North End of the Granville Street Bridge, are presently leased to Leach Holdings Limited for a five year term, January 1, 1972, to December 31, 1976, subject to a rental review as of July 1, 1974.

Negotiations have been finalized and by letter dated June 17, 1974, Leach Holdings Limited have agreed to a rental increase from \$502.50 per month to \$595.00 per month.

The Supervisor of Property and Insurance is of the opinion that the proposed rental increase represents market rental value.

It is,

RECOMMENDED

That with respect to the lease of Portions of Blocks 112 and 113, D.L. 541, to Leach Holdings Limited, the rent for the period July 1, 1974, to December 31, 1976, be established at \$595.00 per month."

Your Board

RECOMMENDS that the foregoing Recommendation of the Supervisor of Property and Insurance be approved.

2. Lease of Portions of City Blocks 112 & 113, D.L. 541
Sit. within the Cloverleaf Area, North End Granville Bridge

The Supervisor of Property and Insurance reports as follows:-

"Portions of Blocks 112 and 113, D.L. 541, lying within the Cloverleaf area, at the North end of Granville Street bridge, are presently leased to Dominion Vancouver Motors Limited for a five year term, January 1, 1972 to December 31, 1976, subject to a rental review as of July 1, 1974.

Negotiations have been finalized and by letter dated June 12, 1974, Dominion Vancouver Motors Limited have agreed to a rental increase from \$502.50 per month to \$615.00 per month.

The Supervisor of Property and Insurance is of the opinion that the proposed rental increase represents market rental value.

It is,

RECOMMENDED

That, with respect to the lease of portions of Blocks 112 and 113, D.L. 541, to Dominion Vancouver Motors Limited, the rent for the period July 1, 1974, to December 31, 1976, be established at \$615.00 per month."

Your Board

RECOMMENDS that the foregoing Recommendation of the Supervisor of Property and Insurance be approved.

Board of Administration, July 5, 1974(PROPERTIES - 2)

3. Lot 70 of 3 to 10, 12, 15, 16, 19, 21 to 32 & 34,
Blocks 24 to 29, D.L.'s 330 & 331
3623 Ellis Avenue

The Supervisor of Property & Insurance reports as follows:-

"The above property, Lot 70 of 3 to 10, 12, 15, 16, 19, 21 to 32 & 34, Blocks 24 to 29, D.L.'s 330 & 331, known as 3623 Ellis Avenue, which forms part of the overall plan of subdivision for the South-East Sector, has been offered for sale to the City. This property is one of two remaining private holdings required to complete the City's ownership in this block. The expanded program of redevelopment in the South-East Sector was authorized by City Council on June 21st, 1968.

These premises comprise a single storey non-basement frame dwelling, erected in 1941 on a lot 33' x 188.77', zoned RT-2. The dwelling contains 3 rooms, 3 plumbing fixtures, has a patent shingle roof, wood shingle exterior, a wood post foundation, and heat is supplied by a wood and coal stove. The dwelling is only in fair shape.

Following negotiations with the owners' representative, they are prepared to sell for the sum of \$30,000.00, as of June 30th, 1974, subject to retaining rent-free possession until July 31st, 1974. These premises are presently rented and it is proposed to carry on renting these premises on a month-to-month basis until such time that the City is prepared to develop the site. It is considered that the above price is fair and equitable and represents market value in the area.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire the above property for the sum of \$30,000.00 on the foregoing basis, chargeable to Code #4902/34 - Replotting Purposes."

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

4. Lots 7 to 9, the South 40 feet of Lot 10, Lot "A"
(Explanatory Plan 5233) and Lots 14 & 15 Except Right
of Way all in Block 267, D.L. 526 -- 1830 West 5th Avenue

The Supervisor of Property and Insurance reports as follows:-

"Lots 7 to 9, the South 40 feet of Lot 10, Lot "A" (Explanatory Plan 5233) and Lots 14 & 15 Except Right of Way all in Block 267, D.L. 526, known as 1830 West 5th Avenue, was acquired for the Arbutus-Burrard Connector as per Council Resolution of July 17th, 1973.

This property is developed with a two-storey non-basement masonry building and occupied by three major tenants.

One of the tenants occupied 6,000 square feet on the main floor known as 1830 West 5th Avenue. The 10 year lease on these premises expired on May 31st, 1974 and the tenant moved to larger quarters.

A new tenant, Burrard Design Complex Limited, has asked to rent these premises from July 1st, 1974 to December 31st, 1976, at a monthly rental of \$1,250.00 plus payment of tax escalation and heat and light. It is noted that one major tenant is acting as building manager until December 14th, 1975 and is responsible for all expenses including taxes. Also by letter dated April 23rd, 1974 the City Engineer has suggested this property can be leased until December 31st, 1976 pending a decision re the Kitsilano Area Plan.

Cont'd . . .

Board of Administration, July 5, 1974(PROPERTIES - 3)

Clause 4 (cont'd)

The Supervisor of Property & Insurance is of the opinion that the proposed rental represents an economic rental for this area and it is, therefore,

RECOMMENDED that 1830 West 5th Avenue be leased to Burrard Design Complex Limited on the foregoing basis with a lease drawn to the satisfaction of the Director of Legal Services and the Supervisor of Property & Insurance."

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

5. Acquisition for Widening of 37th Avenue
Between Fraser and Inverness Streets
Lot 19, Block 4, District Lots 668 - 670
5333 Prince Albert Street

The Supervisor of Property and Insurance reports as follows:-

"On September 21, 1971, City Council dealt with the question of whether 37th Avenue was to remain at 33 feet or ultimately widened to 50 feet. City Council recommended a course of action be taken with respect to the development of a 50-foot street. In this connection, the above property, Lot 19, Block 4, District Lots 668 - 670, known as 5333 Prince Albert Street, which is required for the widening of 37th Avenue, has been offered for sale by the owner, to the City.

These premises comprise a single storey frame dwelling, plus a full basement, with a main floor area of 1,026+ square feet, erected in 1911 on a lot 33' x 110', zoned R.S.-1. The dwelling contains 4 rooms plus a dining area, 5 plumbing fixtures, has a patent shingle roof, stucco exterior, and heat is supplied by an automatic gas-fired furnace. This dwelling has been well maintained and is in good condition. There is also a garage at the rear of the property.

Following negotiations with the owner, she is prepared to sell for the sum of \$42,500.00 as of June 30, 1974, subject to retaining rent-free possession until July 31, 1974. These premises are to be offered for rent when the present owner vacates. It is considered that the above price is fair and equitable and represents market value in the area.

RECOMMENDED:

THAT the Supervisor of Property and Insurance be authorized to acquire the above property for the sum of \$42,500.00 on the foregoing basis, chargeable to Code #561/2904 - For Street Widening."

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

6. Lease Renewal -- Encroachment
Area Fronting Sicks' Capilano Brewery Ltd.
1550 Burrard Street

The Supervisor of Property and Insurance reports as follows:-

"Sicks' Capilano Brewery Ltd (now Molson Brewery B.C. Ltd) have leased approximately 8,963 square feet of landscaped area fronting Burrard Street for a twenty-one year term, March 30, 1953, to March 29, 1974, subject to six months notice of cancellation at a rental of \$1.00 per annum. The area is fenced, landscaped and maintained by the lessee.

Cont'd . . .

Board of Administration, July 5, 1974(PROPERTIES - 4)

Clause 6 (cont'd)

In response to a request by Molson Brewery B.C. Ltd, the City Engineer has advised that he concurs with their request favouring a twenty-one year lease under the same terms as contained in the present lease. It is,

RECOMMENDED

That the area described in a lease dated the 30th day of March, 1953, in the name of Sicks' Capilano Brewery be leased for a further twenty-one year term commencing March 30, 1974, to Molson Brewery B.C. Ltd, subject to the same terms as contained in the present agreement, except that a nominal sum of \$10.00 be charged for the term of the lease.

Your Board

RECOMMENDS that the foregoing Recommendation of the Supervisor of Property and Insurance be approved.

7. Acquisition for Park Site #10 - Mount Pleasant
West 43 Feet of South Half of East Half Except
North 10 Feet now lane, of Block 104, D.L. 264-A
Known as 407 - 411 East 8th Avenue

The Supervisor of Property and Insurance reports as follows:-

"The above property, West 43 Feet of South $\frac{1}{2}$ of East $\frac{1}{2}$ Except North 10 Feet now lane, of Block 104, District Lot 264-A, (known as 407-411 East 8th Avenue), forms part of Park Site #10, which is listed under Table I of Park Site Purchases Program 1971-1975, confirmed by City Council on December 15, 1970. It is noted that this property is the last remaining property to be acquired in the Block bounded by Prince Edward Street, 7th Avenue, Guelph Street, and 8th Avenue.

These premises comprise a two-storey frame dwelling, plus a full basement, with a main floor area of approximately 1,312 square feet, erected in 1940 on a lot 43' x 122', zoned R.M.-3. The dwelling contains 16 rooms, (divided into 6 rental units), 21 plumbing fixtures, has a patent shingle roof, stucco exterior, a concrete foundation, and is heated by an automatic-oil-fired hot water heating system. This dwelling has been well maintained and is in good condition. One rental unit is occupied by the owners and the rest have been occupied by tenants on a month-to-month basis. A garage, which is in good condition, is located at the rear of the property.

Following negotiations with the owners' solicitor, they are prepared to sell their property to the City on the following basis:-

- (1) Purchase price to be \$89,000.00
- (2) City to bear the cost of taxes and water rates for the year 1974
- (3) Sale date to be June 30, 1974.
- (4) Owners to retain rent-free possession until July 31, 1974.

It is considered that the above settlement price is fair and equitable and represents market value in the area. It is proposed to demolish the dwelling when vacant in order that the site can be developed for park purposes.

RECOMMENDED:

THAT the Supervisor of Property and Insurance be authorized to acquire the above property for the sum of \$89,000.00 on the foregoing basis, chargeable to Code #4189/- Park Site #10."

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

Board of Administration, July 5, 1974(PROPERTIES - 5)

8. Sale of Lot 25 to 29, Block 76, D.L. 181
To Provincial Government
N/S Keefer Street, Between Heatley & Hawks Avenues

The Supervisor of Property and Insurance reports as follows:-

"On December 19, 1972, City Council approved in principle the sale of certain City-owned lands in the Strathcona area on the following conditions:-

1. Agreement on price satisfactory to City Council.
2. An agreement being entered into with respect to the Provincial Government honouring the normal development permit procedures, rezoning, etc.
3. The Provincial Government by agreement granting an option to the City to repurchase if development does not proceed within 18 months.
4. Satisfactory agreement with respect to taxes or grant in lieu of taxes on these lands when purchased and when improved.

Among the properties approved for sale were Lots 25 to 29, Block 76, D.L. 181, situated on the North Side of Keefer Street between Hawks and Heatley Avenues. The sales subsequently were completed with the exception of these five lots which were held back pending determination of their use for park purposes.

On February 19, 1974, Council instructed that the matter of selling these five lots to the Provincial Government be now pursued.

Negotiations on purchase price have now been concluded and the Provincial Government is prepared to purchase the five lots for the sum of \$66,000.00. This is considered to be fair and equitable.

It is therefore,

RECOMMENDED

That Lots 25 to 29, Block 76, D.L. 181, be sold to Her Majesty the Queen in Right of the Province of British Columbia for the sum of \$66,000.00 on the following terms and conditions:-

1. An agreement being entered into with respect to the Provincial Government honouring the normal development permit procedures, rezoning, etc.
2. The Provincial Government by agreement granting an option to the City to repurchase if development does not proceed within 18 months.
3. Satisfactory agreement with respect to taxes or grant in lieu of taxes on these lands when purchased and when improved.
4. A bulkhead agreement being entered into with respect to the lots which are all below street grade."

Your Board

RECOMMENDS that the foregoing Recommendation of the Supervisor of Property and Insurance be approved.

9. Food Management Consultant
Continental Hotel - Senior Citizens' Residence

The Supervisor of Property and Insurance reports as follows:-

"The Continental Hotel together with the Central and Oliver Multi Use Centre and the Hard-to-House Facility will be providing a cafeteria style food service facility.

Discussions have been held with the Multi Purpose Centre Advisory Committee and, subsequently, with a food service consultant to consider the feasibility of co-ordinating all three projects by providing a central commissary and food preparation centre.

Cont'd . . .

Board of Administration, July 5, 1974(PROPERTIES - 6)

Clause 9 (cont'd)

Because of the differing concepts, hours of operation and menu requirements for each project, it is considered unlikely that the central commissary would be a satisfactory arrangement. It is recommended, however, that one consultant firm should be retained to consider all three operations.

Following investigations of several consultant firms by both the Advisory Committee and the Property and Insurance Office, it was mutually agreed, that Canadian Food Service Management Limited was suitable for this purpose. This firm has since been retained by the architect as consultant on the Multi Use Centre.

An amount of \$227,000.00 was set aside in the 1974 Supplementary Capital Budget for alterations to the Continental Hotel for conversion to a Senior Citizens' Residence.

It is,

RECOMMENDED

That \$1,125.00 be appropriated from the above funds, and the Supervisor of Property and Insurance be authorized to retain Canadian Food Service Management Limited, as consultant on the Continental Hotel, at a fee not to exceed \$1,125.00, chargeable to Account Code 453/1601."

Your Board

RECOMMENDS that the foregoing Recommendation of the Supervisor of Property and Insurance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 776

Department Report, July 5, 1974 (WORKS - 1)

CONSIDERATION:

1. Chestnut Street, Adjacent to Vanier Park

The City Engineer reports as follows:

"The Mayor's report to Council on the Community Music School for Vanier Park, November 13, 1973, asked the City Engineer to report back on widening of Chestnut Street and on installing an appropriate sidewalk. This had been requested by the residents in the area.

Chestnut Street north of Greer Avenue is the main access to the Park Board Marina, the Museum/Planetarium and the Maritime Museum. Chestnut Street has a substandard street allowance (43 feet). In the original negotiations with the Federal Government for the use of this land, 10 feet was obtained off the west side of the site to increase the Chestnut Street allowance from 33 feet to 43 feet.

Rather than renegotiate for additional allowance, it is recommended that a 30 foot pavement width be installed and that parking be prohibited on the park side to ensure an adequate clearance for the cars with boat trailers and charter buses using this street. The pavement would be offset so a 10 foot boulevard with a standard 5 foot sidewalk could be provided on the residential (west) side. This, along with minor modifications at Greer Avenue to increase the turning radius and offset the direct alignment with Chestnut Street south of Greer Avenue, will provide an access route of reasonable standards and help to minimize the use of other streets in the area.

The total cost of the sidewalk, curb and gutter and pavement between Greer Avenue and 230 feet north of Ogden Avenue would be approximately \$70,000. Such improvements are normally constructed under local improvement procedures with the abutting property owners paying for their share of curb and gutter (approximately \$4,000) and the sidewalk (approximately \$1,500). The City would bear the cost of the pavement and flankage relief applicable in the project. Funds for the City's share of the cost would be made available in the Streets Capital Budget.

Council may wish to authorize the City Engineer to initiate the installation of pavement and curbs and the sidewalk under the Local Improvement Procedure.

This matter is submitted to Council for CONSIDERATION."

INFORMATION:

2. Inaccurate Surveys in Older Residential Areas

The Director of Legal Services reports as follows:

"On April 9, 1974 City Council passed a resolution whereby it was resolved that it request the Provincial Government to pass some enabling legislation such as the Quieting Titles Act, whereby inaccurate surveys when they cover a whole residential block, can remain as they are as most of the land involved is City-owned, being streets and city boulevards. We have been asked to report on this resolution.

We have looked at the Special Surveys Act, RS 1948, Chapter 322, Section 1 and amendments thereto, which provides that where any error appears in any or any doubt exists as to the accuracy of any existing survey or plan, the Attorney General, upon the request of the Council of the Municipality within which the land affected is situate, by resolution, undertaking to pay the cost of the special survey either directly or by way of advance or upon request of two or more registered owners of lands affected, may order a special survey of any lands to be made by a British Columbia Land Surveyor approved by the Surveyor-General, and may require a survey to be made and a plan to be prepared in accordance with this Act.

Department Report, July 5, 1974 (WORKS - 2)

Clause 2 cont'd

The Act also provides that in making a survey it shall be the aim of the Surveyor to re-establish as nearly as possible the existing survey, but he may depart from existing boundaries in order to establish boundaries in agreement with occupation and improvements.

We therefore are of the opinion that no special legislation is necessary and that the Special Surveys Act is adequate to deal with the situation as it exists in Vancouver."

The Director of Legal Services submits this matter to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 117

Department Report, July 5, 1974 (BUILDING - 1)

BUILDING & PLANNING MATTERS

B-4

CONSIDERATIONS

1. Proposed Interior Alterations at 535 Homer Street for
Department of Human Resources

The City Building Inspector reports as follows:

"I have an application from Sjogren Construction Ltd. to renovate the interior of the above-mentioned building to provide office accommodation for the Department of Human Resources.

This building was previously used by the City of Vancouver as a hostel and is now unoccupied. It is a 4-storey, masonry-walled structure with heavy timber floors and roof, and is non-conforming with respect to the present Building By-law regulations.

The cost of the conversion is estimated to be approximately \$150,000 and the assessed value of the building is \$90,000. Under Section 1.4.9 of the Building By-law the Building Inspector may permit alterations to a non-conforming building, provided the cost does not exceed the assessed value. The By-law does provide, however, for Council to approve alterations and repairs in excess of this value if considered desirable.

Since the proposed office occupancy will tend to improve the fire safety of the building compared with its previous use as a hostel, I would not be opposed to the interior renovations, subject to the applicant obtaining a Development Permit for the change of use."

The foregoing report is submitted for the CONSIDERATION of Council.

2. Temporary Parking Lot
151 West 11th Avenue

A letter has been received from W. Clayton, Pastor of the Metropolitan Tabernacle, requesting enforcement action be withheld, thus permitting the above site to continue to be used as a temporary parking lot. The Director of Permits and Licenses reports as follows:

The property is situated in an RT-2 Two Family Dwelling District and if an application is made for a Development Permit, the Technical Planning Board may approve the use as a parking area, but only if the site is black-topped and suitably landscaped.

Reverend Clayton has been advised by letter of the requirements of the By-law and of his Right of Appeal as set out in Section 573 of the Vancouver City Charter. Council may wish to instruct the Director of Permits and Licenses to:

- (a) Withhold enforcement action until January 30, 1975, as per Reverend Clayton's request.
- (b) Advise Reverend Clayton to examine his Right of Appeal to the Board of Variance.

The foregoing report is submitted for the CONSIDERATION of Council.

DELEGATION REQUEST if the Council does not see fit to grant the Church's application.

(Copies of the communication from the Metropolitan Tabernacle are circulated for the information of Council.)

RECOMMENDATION3. Interim Rezoning of the Kitsilano RM-3A District

The Director of Planning reports as follows:

"Since March 19, 1974, the local area planning program has been operating in the Kitsilano community. A site office has been established at 2384 West Fourth Avenue. The committee that has been established by Vancouver City Council has met twice and is beginning to develop a program of planning for the future development of the Kitsilano community.

I. The Kitsilano Planning Committee Recommendation

The Kitsilano Citizens Planning Committee has examined the present trend in development occurring in the area under the terms of reference established by City Council on March 19, 1974:

"the community will have a meaningful role in planning for the areas future and in dealing with current planning issues."

and

"matters such as rezonings, development permits, conditional uses, recreation facilities, open space areas, parking, traffic, housing, are all matters that are of proper concern to the community..."

and

"to consider and bring in recommendation on final zoning for the Kitsilano area."

In light of this framework, they have requested that the Director of Planning apply to rezone all of the presently zoned RM-3A area: 1) north of Fourth Avenue to the waterfront and bounded by approximately Burrard to Larch; and 2) south of Fourth to Broadway and bounded by approximately Burrard and Vine; to RT-2 two-family dwelling district. (Appendix 1) The committee felt that the rezoning should be regarded by all concerned as an interim step until the development of an area plan is complete. The committee hopes that this will be complete in about six months time.

The committee expressed the view:

- A. That the present trend in condominium development is not providing moderately priced rental accommodation. At this time it is felt by the members that this area of Kitsilano should be primarily rental units.
- B. That the final plan and zoning of the area may encourage a different type of development than is occurring now. If a large number of three-storey condominiums are built before the plan is complete, other options such as high-rises, townhouses and other forms of low-density apartments would be precluded.
- C. That the danger of a drastic change in the type of people in the area could occur through this form of development. It is not known who we should be planning for at this time. Until this is determined we should maintain the social character of Kitsilano.
- D. The RT-2 holding action will be for a relatively short period of time and will not seriously affect the future quality of the area. The benefit to the community is worth the delay.

This decision was agreed upon at the Committee Meeting on June 12, 1974, by the representatives of the:

- a) Kitsilano Community Centre Association
- b) Kitsilano Area Resources Association
- c) Kitsilano Neighbourhood House
- d) Point Grey Road (North Side) and Cameron Avenue Ratepayers Association
- e) West Broadway Citizens Committee
- f) Kitsilano Ratepayers Association
- g) The representative of the Chamber of Commerce was also contacted and supports the proposal.

II. Need for an Interim Zoning

In the apartment areas referred to, approximately 160 acres are presently zoned for medium-density multiple use (RM-3A). On January 1, 1974 the development situation in the area was as follows:

Cont'd . . .

Department Report, July 5, 1974 (BUILDING - 3)

Clause #3 continued:

| | <u>Apartment Developed acres</u> | <u>Total Net Acres</u> | <u>Percentage Developed as Apts.</u> |
|----------------------|--------------------------------------|----------------------------|--|
| North Apartment Area | 55.20 | 90.33 | 61% |
| South Apartment Area | <u>25.58</u> | <u>69.76</u> | <u>37%</u> |
| TOTAL | 80.78 | 160.09 | 50% |

(See Appendix 2)

However, since January 1st, an additional eleven applications for the construction of multiple-family units has occurred. From recent development trends it is expected that these units will be developed as condominiums.

This apartment area is approximately one-sixth of the Kitsilano local area. Of this, approximately fifty percent is undeveloped at the present time, therefore any rezoning action would involve only one-twelfth of the Kitsilano local area.

A. Loss of Development Options for the Future of the Community

An increase in the number of apartments (rental and owned) that could occur in the near future in Kitsilano is believed to be undesirable. City Council has requested that an implementation scheme for the Kitsilano Area Plan be completed by January 13, 1975. However, with the increasing number of apartments that may occur in the area before a final implementation scheme is devised, alternative options for the future of the area may be lost. This would reduce the impact of any new form of development that could occur in the area as a result of the plan.

The present form of development has been criticized as creating a neighbourhood that is uniform and monotonous from both a design and social point of view.

An aspect of Kitsilano that appears desirable to strengthen is its design and social diversity; however, the continuation of the form of the three-storey development that is now occurring is jeopardizing this. This is especially significant, when it is realized that this apartment area is a parcel of sixty square blocks.

III. Effect of the Rezoning

- A. The interim rezoning will of course, have a negative effect on the construction of multi-unit developments for at least the next six months.
- B. This temporary "stop-gap" method will allow the development of a zoning, along with other implementation programs, that will produce a better overall community environment.
- C. An intermediate positive effect with respect to housing will be the retention of dwelling units in conversions and older homes. This housing provides accommodation for lower income families and senior citizens, among others. Of course this is not a long term solution to the problem. A program of providing reasonable priced housing through public sponsored programs will be investigated through the area planning program.

IV. Interim Rezoning of January 31, 1974

City Council previously adopted an interim rezoning in Kitsilano on January 31, 1974. This lowered the allowable height of buildings in the apartment area to 35 feet from 120 feet. The purpose of this rezoning was to maintain a similar holding action on development until the completion of an area plan.

However, with the increasing number of condominiums that may be occurring in the area, this rezoning which established a height limit is not believed to be effective in maintaining options for the future of Kitsilano.

V. RT-2 Zone

An interim zoning of this area to RT-2 will allow improvements and alterations to the existing multi-family units to occur as an outright use. At the same time new construction of apartments under RM-3A regulations (rental and owned) will be prohibited.

Cont'd . . .

Department Report, July 5, 1974 (BUILDING - 4)

Clause #3 continued:

The Director of City Planning believes that the best way to preserve the options for the future of the community is to rezone the area on an interim basis. It is therefore RECOMMENDED:

The Director of Planning be instructed to apply for rezoning of all RM-3A (multiple-family) zoned lands to RT-2 (two family district) all lands bounded by approximately Burrard to Larch; and the waterfront to Broadway and that this application be referred directly to a Public Hearing after report from the Technical Planning Board and the City Planning Commission.

7681
FOR COUNCIL ACTION SEE PAGE(S) 777

Departmental Report, July 5, 1974 (FIRE - 1)

FIRE AND TRAFFIC MATTERS

B-6

RECOMMENDATION

1. Additional Bus Stop on Davie Street at Denman Street

The City Engineer reports as follows:

"Elimination of through traffic west of Denman Street as a result of the West End Project has increased traffic on Denman itself, and accordingly parking has been removed from the east side of the street and some loading restricted on the west side. To further improve this situation, the two bus layover points on the east and west sides of Denman Street, south of Pendrell Street are being moved to the north and south sides of Davie Street east of Denman Street.

There is already a bus stop on the north side of Davie Street at this location, but it will now be necessary to establish a bus stop on the south side of Davie Street, east of Denman Street to provide this laypoint.

Accordingly, it is **RECOMMENDED** that a bus stop be established on the south side of Davie Street east of Denman Street."

2. Regulation of Granville Transitway

The City Engineer reports as follows:

"This report recommends regulations to allow restricted use of the Granville Mall/Transitway by taxis and commercial vehicles, and to permit use of the transitway by pedestrians.

PEDESTRIANS

With regard to pedestrian control the Mall design incorporates only the existing pedestrian traffic signals at all intersections. Mid-block pedestrian signals were originally provided on the Nicollet Mall in Minneapolis but their use has been discontinued. The experience in that City was that with a narrow 24 foot pavement pedestrians completely ignore mid-block signals but jaywalking has not caused serious conflict with the buses.

Therefore, your officials feel that jaywalking may be permitted on the Mall/Transitway, but the onus should be on pedestrians to yield right-of-way to buses.

USE OF THE TRANSITWAY

The Mall Committee and Consultant report to Council of September 25, 1973 indicated that for the sake of pedestrian amenity and unimpeded bus service, all vehicular traffic would be banned from the Granville Mall/Transitway except for taxis and some commercial vehicles servicing businesses without any alternative access.

TAXIS

Even with relatively unrestricted taxi usage, the actual number of taxis using the Transitway at a particular moment will be relatively small while providing essential transportation services for tourists, hotel patrons, the sick and the crippled.

However, it would take only a small number of vehicles to delay buses when taxis stop to pick up passengers, or upset bus loadings by getting caught between two buses at a bus stop. Considerable delays may also be experienced if a taxi blocks the bus lane while the driver is making change when dropping off passengers, or when the taxi must wait to pick up a call.

Therefore, bearing these considerations in mind, all passenger loading and unloading must be done in the quickest possible manner, and taxis must pull up into the pedestrian area (mountable curbs) sufficiently for the buses to get around them. The transitway must not be used as the waiting area for passenger pick ups.

cont'd ...

Departmental Report, July 5, 1974 (FIRE - 2)

Clause No.2 continued

Overtaking of vehicles moving in the same direction should be prohibited on the Transitway for safety and to discourage unnecessary taxi usage of the Mall.

To eliminate delays to transit from turning vehicles, taxis should be only allowed to make the following movements:

- (a) enter via either end of the Transitway or at Smithe, Robson or Dunsmuir Streets;
- (b) exit Transitway via Granville Street (no turnoffs permitted between Nelson and Hastings Streets, including these streets).

Only taxis with passengers to drop off, or with prearranged pickups, should be permitted on the Transitway.

SERVICE VEHICLES

The blocks along Granville are approximately 500 feet long. Those businesses without rear access and more than 150 feet from a cross-street may be permitted commercial loading privileges from the Mall without causing significant delay to buses or interference with pedestrian amenity if commercial vehicles are restricted to:

- (a) a gross vehicle weight of less than 5 tons (10,000 pounds);
- (b) use of the Mall/Transitway during the hours 1:00 a.m. to 6:00 a.m. and 9:00 a.m. to 11:00 a.m;
- (c) servicing only those businesses permitted Mall loading;
- (d) loading only where vehicles pull up on the sidewalk sufficiently for buses on the Transitway to pass easily;
- (e) the following movements:-
 - (i) enter via either end of the Transitway or at Smithe, Robson or Dunsmuir Streets;
 - (ii) exit Transitway via Granville Street (no turn offs permitted between Nelson and Hastings Streets, including these streets).

On the basis set out above, businesses on the Granville Mall may apply through the trucking agency to the City Engineer for a Mall service letter of permit for each truck. This permit would be on a continuing basis and would be renewed annually. This permit could also be made out for a single trip if appropriate. The permit would be obtained by the driver of the truck.

EMERGENCY VEHICLES

The general exemption of emergency vehicles from the provisions of the Street and Traffic By-Law should also apply to the Mall/Transitway.

SPECIAL SITUATIONS

From time to time, oversized commercial vehicles may be required to use the Mall to transport large pieces of goods, etc. to and from the establishments along the Mall. Such activities will be permitted as long as they do not interfere with the buses and the pedestrian amenity of the area, (in general, under a single trip permit between the hours of 1:00 a.m. to 6:00 a.m. and between 9:00 a.m. and 11:00 a.m. daily, on the condition that these vehicles have origins or destinations along the Mall). Special permits would have to be obtained from the Engineering Department to permit these trucking activities; any other special circumstances could also be met by issue of a special permit.

RECOMMENDATIONS

It is RECOMMENDED that:

- (a) Pedestrians be required to yield the right-of-way to buses between intersections on the Transitway, but otherwise be allowed unrestricted crossing except at intersections controlled by traffic signals.
- (b) Overtaking of vehicles moving in the same direction be prohibited on the Transitway.

cont'd

Departmental Report, July 5, 1974 (FIRE - 3)

Clause No.2 continued

- (c) Taxis and service vehicles be prohibited from entering the Transitway except via either end or at Smithe, Robson and Dunsmuir Streets.
- (d) Only taxis with passengers to drop off, or with prearranged pickups be permitted on the Mall.
- (e) Taxi passenger and commercial vehicle loadings and unloadings be performed in the quickest possible manner by pulling up over the mountable curb and clearing the Transitway as far as practically possible to allow bus traffic to pass.
- (f) Taxis and service vehicles be prohibited from turning off or exiting from the Transitway i.e. may exit only by going straight through the intersection at the end of the transitway.
- (g) Commercial vehicles with a gross vehicle weight of more than 5 tons (10,000 pounds) be prohibited from using the Mall/Transitway except under special permit as noted below.
- (h) Service vehicles be prohibited from the Mall/Transitway except during the following hours: 9:00 a.m. to 11:00 a.m.
1:00 a.m. to 6:00 a.m.
- (i) Service vehicles be prohibited from the Mall/Transitway except to service those businesses with a letter of permit from the City Engineer.
- (j) Letters of permit for Mall service be granted only to those businesses located more than 150 feet from a cross-street, and without rear access.
- (k) Oversize commercial vehicles may be allowed on the Mall/Transitway between the hours of 1:00 a.m. to 6:00 a.m. and 9:00 a.m. to 11:00 a.m. provided special single trip permits have previously been obtained from the City Engineer for these trucking activities.
- (l) The Corporation Counsel be requested to prepare a by-law to effect the above proposals for Granville Mall traffic regulations."

FOR COUNCIL ACTION SEE PAGE(S) 778

FINANCE MATTERS

RECOMMENDATION

1. Estate of Major J. S. Matthews, Deceased

The Director of Legal Services reports as follows:

"In March, 1973, an agreement was concluded between the Province of British Columbia, the City of Vancouver, and the Executors of the Estate of Major Matthews with respect to the disposition of much archival material in his possession.

The Executors have also been holding three bank accounts which Major Matthews used for archival purposes, totalling \$2,363.10. They propose turning these over to the City pursuant to an agreement to use the funds for archival purposes and agreeing to indemnify the Executors if any other claimant comes forward.

The proposals seem reasonable and I RECOMMEND:

- a) the funds be accepted for Archival purposes;
- b) the City Clerk and Archivist be authorized to expend from these funds in accordance with the agreement to be executed;
- c) the Mayor and the City Clerk be authorized to sign and seal the said agreement.

FOR COUNCIL ACTION SEE PAGE(S) 718

PLANNING AND ENGINEERING DEPARTMENTS

3 July, 1974.

TO: Vancouver City Council

CONSIDERATION AND RECOMMENDATIONWater Street Beautification Program

The Director of Planning and the City Engineer report as follows:

"I. BACKGROUND

On August 28, 1973, City Council resolved that the beautification of Water Street from Carrall Street to Cordova Street should proceed as one project as soon as possible.

Since that time, a number of meetings have been held among the Water Street Property Owners, B.C. Hydro, B.C. Telephone and City Staff to resolve the various problems associated with the Beautification Program. The major problems were:

- Undergrounding of existing utilities on Water Street.
- Conversion of existing electrical services within the buildings to be compatible with the new underground distribution system.
- Reduction of the Water Street roadway from four to two lanes.
- Adjustments to existing commercial loading facilities.
- Development of a rear access lane servicing the buildings to the north of Water Street.

These problems have been satisfactorily resolved and the Beautification Program is now ready for the start of the appropriate Local Improvement procedures.

II. PRESENT STATUSA. Design

The design of the Water Street Beautification is now complete. Improvements to Water Street will be compatible with those in Maple Tree Square with brick sidewalks, trees, ornamental lighting, bollards, and miscellaneous street furniture. The roadbed will be reduced to two lanes, eliminating all on-street parking, and will be surfaced with concrete interlocking blocks.

Turning lanes, loading bays and drop off bays have been provided where required (See Appendix A).

Reduction of the roadbed will necessitate the development of an access lane to the north of Water Street. The City has been negotiating with Marathon Realty for the land required for this lane. Agreement in principle has been reached for a lease which will be including the following general terms:

- Duration of 99 years.
- Rent of \$1.00 per year.
- Payment of taxes by City.

This lease will be the subject of a separate report to Council.

Overhead Utilities (Hydro and Telephone lines) will be replaced by a new underground distribution system.

The beautification design has been developed by City Staff in consultation with the property owners and the utility companies, and is acceptable to the Property Owners' Committee.

B. Cost Sharing

The Water Street Beautification Program is to be undertaken through two local improvement procedures:

1. Surface Works Project, and
2. Utilities Undergrounding Project.

The cost sharing formulas for local improvements vary depending on the type of work being done. The cost sharing on past beautification projects had been based on a combination of the established sharings for component parts (sidewalks, lighting, etc.) along with a certain amount of ad hoc logic. This has resulted in the costs being shared roughly 1/3 City and 2/3 Property Owners. For this reason, the 1/3 - 2/3 split has come to be used in producing the initial estimates of the City's and the Property Owners' costs.

A meeting on the Water Street Project was held on June 3, 1974 between Planning, Engineering and the Property Owners. At that meeting, the property owners resolved that they endorse this 1/3 - 2/3 split for the Surface Work Local Improvement as being a fair reflection of the proportioned benefit of the Beautification Program derived by the property owners on one hand, and the people of Vancouver on the other.

In addition, the property owners resolved that their share of the Surface Work cost be divided among themselves solely on the basis of their Water Street footage. There would be no assessment on the side streets and no adjustment for frontage, etc. The basis for this method of assessment is that the benefit derived by the properties on Water Street is general and comprehensive, and is not necessarily assessable by virtue of the peculiarities of any specific property.

C. Costs

The estimated costs for the Water Street Beautification Program are:

| | |
|---------------------------------|--------------------|
| 1. Undergrounding Project | \$ 750,000 |
| 2. Surface Work Project | \$1,411,000 |
| | <u>\$2,161,000</u> |

D. Source of Funds

The Surface Work Project will be financed with monies from the property owners and the City, Provincial, and Federal Governments.

The arrangements which were made with the Provincial and Federal Governments in 1971 were for contributions of \$35,000 per year each for a period of 5 years. This was in recognition of the fact that the area was designated as an historic area and was on the basis that the City also provided a matching contribution. The arrangement was never finally worked out as a formal agreement and only one Federal contribution and two Provincial contributions have been received. In the cases of both the Provincial and Federal contributions diversions from their Strathcona allocation will probably be necessary to complete the arrangement and there are ample funds available without affecting other projects such as Britannia and N.I.P. Discussions are under way both with the Province and C.M.H.C. to up-date and complete the arrangement. This will probably require a further report to Council.

There are two ways of applying the contributions from the Senior governments:

- a) The first alternative involves applying the senior governments' contributions against the total costs of the project. This has the effect of dividing the senior governments' contributions between the property owners and the City by the 1/3 - 2/3 split, resulting in financial relief to each party in proportion to its commitment to the project.
- b) The second alternative involves applying the senior government contributions against the City's costs of the project. All financial relief, therefore, accrues to the City at large.

Alternative Funding For the Surface Work Project

| | Without Senior Government | Alter- native a) | Alter- native b) |
|-------------------------|---------------------------------|---------------------|---------------------|
| Property Owners..... | \$ 941,000 | \$ 754,000 | \$ 941,000 |
| City | \$ 470,000 | \$ 377,000 | \$ 190,000 |
| Senior Governments | \$ - | \$ 280,000 | \$ 280,000 |
| TOTAL | <u>\$1,411,000</u> | <u>\$1,411,000</u> | <u>\$1,411,000</u> |

There are no completely related precedents for one alternative over the other, for example.

The Federal/Provincial contribution to Maple Tree Square was applied entirely against the City cost because there was no property owners share in this case.

In the Strathcona Rehabilitation Project, the Senior Government contributions were applied against the total local improvements so that the Property Owners' and City's shares were reduced proportionally.

In the other Urban Renewal Projects (which were in multiple dwelling and business areas) the Property Owners were given partial relief but not to the full proportion.

Senior Government contributions under the Winter Works Incentive Program, the Municipal Development and Loan Act and the Winter Capital Projects Fund (with one early exception) have been applied entirely against the City's share of Local Improvements.

On the above basis, since Federal/Provincial contributions are directed specifically to the Gastown/Chinatown historic area it would not be inappropriate to apply contributions for the Water Street project against the total cost of the project, rather than just against the City's share.

Under alternative a) beautification funds required are:

| | |
|------------------|--------------------------------------|
| \$128,250 | presently allocated to Water Street. |
| \$178,750 | presently unallocated. |
| *\$ 70 000 | from unexpended Urban Renewal funds |
| <u>\$377,000</u> | Total City share |

There is approximately \$100,000 of Urban Renewal funds previously allocated to the Strathcona project which will not be required. It is recommended that \$70,000 of these unused funds be diverted to this beautification project to complete the necessary funding under alternative (a). A two-thirds vote of Council is required to approve the diversion by-law.

If the first alternative is chosen, Water Street will require its own allocation, the whole of the unallocated balance and still require an additional \$70,000. It would thus exhaust the capital funds for Beautification except the \$150,000 presently allocated to West Broadway (which will probably be sufficient to do the job) and the \$103,000 presently allocated to Chinatown (which will merely permit a token start).

If alternative b) is chosen, Water Street can be covered by its own allocation plus \$61,750 of the \$178,750 unallocated amount. Therefore, \$117,000 of the unallocated amount would still be available for Chinatown or other projects.

The Director of Planning and City Engineer make no specific recommendations on the alternative funding arrangements.

The undergrounding project will be financed under the Provincial Power and Telephone Line Beautification Fund Act. The cost sharing is:

| | |
|--|------------------|
| Province..... | \$250,000 |
| Utility Companies..... | \$250,000 |
| City (From Supplementary Capital Budget)..... | \$160,000 |
| Property Owners..... | \$ 90,000 |
| TOTAL | <u>\$750,000</u> |

E. Implementation Schedule

The present Water Street Beautification schedule (see Appendix C) was developed to allow for the major construction being completed by May 30, 1975. This would minimize any disruption due to street work during the summer season when the area is most heavily used.

Accordingly, the schedule shows the following construction sequence:

- B.C. Telephone civil work from late August to mid November, 1974.
- North Lane improvements during October, 1974.
- * Christmas break from mid-November, 1974 to mid-January, 1975.
- B.C. Hydro civic work from mid-January to mid-April, 1975.
- City street work from mid-March to late May, 1975.
- B.C. Hydro electrical wiring, any remaining brick work, and tree planting from late May to early September, 1975.

*(Restriction on construction on downtown City streets within this period).

The property owners expressed some concern at the June 3rd meeting over the fact that this schedule shows the formal undertaking of the two local improvement procedures about two months apart - the Undergrounding Project in August and the Surface Work Project in October. They are concerned that when the utilities Undergrounding Project is approved, they could have no assurance that the Surface Work Project would be approved by the City two months later. Accordingly, the property owners resolved that the Surface Work Project local improvement be advanced by 'Special Grounds' so its approval would coincide with that of the Undergrounding Project local improvement.

Under this procedure Council can undertake the Surface Works Project without any formal Local Improvement notices being mailed and without any formal return (petitions for, or, or objections against) from the property owners. This will enable the Surface Work local improvement to coincide with the Undergrounding local improvement, but will not shorten the project nor advance the completion date.

The property owners intend to make representation to Council to have the Surface Project undertaken on 'Special Grounds'.

This procedure will require eight affirmative votes of Council for approval.

III. CONSIDERATION

Council is asked to Consider:

- a) The alternatives for applying the Federal/Provincial contributions to the surface work project:
 - (1) Alternative (a) - applying Federal/Provincial contributions to total project cost.
 - (2) Alternative (b) - applying Federal/Provincial contributions to City's share of project.
- b) Advancing the Surface Work Project local improvement by 'Special Grounds' upon representation from the property owners.

IV. RECOMMENDATIONS

The Director of Planning and the City Engineer RECOMMEND:

- A) THAT the design be approved as shown.
- B) THAT the cost-sharing on the Water Street Beautification - Surface Works Project be
 - two-thirds (2/3) by the property owners;
 - one-third (1/3) by the City.
- C) THAT the property owners' share be assessed on the basis of their footage along Water Street.
- D) THAT the Director of Legal Services be requested to bring forward the necessary By-law to implement B), C) and E) if required and to reflect Council's decision in the matter of applying the Senior Government contributions.

- 5 -

- E) THAT if Council choose alternative (a) for applying the Federal/ Provincial contribution (that is against the total cost of the project) the \$70,000 required be diverted from unexpended Urban Renewal funds.
- F) THAT should Council wish the Surface Work local improvement to proceed by 'Special Grounds' the Director of Legal Services be instructed to bring forward the necessary formal resolution."

FOR COUNCIL ACTION SEE PAGE(S) 766

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON CIVIC DEVELOPMENT

June 13, 1974

A meeting of the Standing Committee of Council on Civic Development was held in the #1 Committee Room, third floor, City Hall, on Thursday, June 13, 1974, at approximately 9:30 a.m.

PRESENT: Alderman Hardwick (Chairman)
Alderman Massey
Mayor Phillips

ABSENT: Alderman Bowers
Alderman Pendakur

CLERK: M. Cross

INFORMATION1. Langara

Representatives of the Langara Citizens' Committee requested to meet with the Committee to provide a progress report. Those present were:

Mr. Paul Pulle
Dr. J. J. Denholm
Mrs. Helen Moran
Mr. Waisman
Mr. L. Oates

A brochure printed for the Public Meeting to be held on Wednesday, June 19, 1974, at the Langara Campus, was distributed at the meeting.

The Mayor pointed out that the City purchased the remaining 66 acres of the Langara Golf Course from Marathon Realty to prevent 66 acres of housing. The City now has to recover the \$4.5 million by November. One of the ways would be to lease approximately 20 acres for housing with the remaining for recreational facilities. The City would be prepared to sell any, or all of the land to the College for their purposes. He advised that he had just turned down a request from the College for a further extension of time for them to advise the City on their needs.

Mr. Waisman advised that the Langara Citizens' Committee favours the 20 acres being left in "green, open space", but if housing was inevitable the plan of development which had been developed in conjunction with the citizens had agreement in principle.

The Public Meeting to be held on June 19th was discussed. It was felt that Alderman Harcourt, Deputy Mayor, should be requested to attend.

Mr. Pulle discussed a number of questions he had with respect to terms of reference for selection of a developer.

With respect to the Public Hearing, the timing would be approval in principle of the development plan by Council in mid July with referral to Public Hearing in late August or early September.

RESOLVED

THAT the delegation of the Langara Citizens' Committee be received.

The meeting adjourned at approximately 11:00 a.m.

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON SOCIAL SERVICES

June 20, 1974

A meeting of the Standing Committee of Council on Social Services was held in the No.1 Committee Room, third floor, City Hall, on Thursday, June 20, 1974, at approximately 1:30 p.m.

PRESENT: Alderman Rankin (Chairman)
Alderman Gibson
Alderman Marzari (Items 3 to 8 only)

ABSENT: Alderman Hardwick (Civic Business)

CLERK: H. Dickson

INFORMATION

1. St. Michael's Day Care - 409 East Broadway

The Committee had before it for discussion the attached report of the Building Inspector which sets forth alterations which must be made by the church to permit the Day Care Centre now using the main floor to also use the second floor.

Rev. W. Hillary told the Committee the church authorities a year ago permitted the Day Care Centre to use the main floor only and that the church is opposed to any alterations which would permit use of the second floor by the Day Care Centre. He said the church is opposed regardless of the source of funds for the alterations.

He offered an alternate additional area for the day care operation. He said an area of 20' x 30' on the ground floor is available to the day care operators, but some work may be required to this area.

Following discussion it was

RESOLVED

THAT the Fire Marshal, City Building Inspector, and Paul Murphy of Day Care Information Centre inspect the 20' x 30' area on the ground floor and prepare a cost report on what changes are necessary to permit the Day Care Centre to use this area; such report to be presented to the Social Services Committee.

2. West End Community Centre - Day Care Facility

At the Committee's request, representatives of the West End Community Centre Association and West End Community Centre Architect, Joe Wai, appeared before the Committee to discuss this item.

cont'd ...

Part Report to Council
Standing Committee of Council on Social Services 2
June 20, 1974

Clause No.2 continued

The Chairman read a letter from Commissioner May Brown, Acting Park Board Chairman, which explained the Park Board Commissioners were not in attendance at the meeting because the Board feels this item should be handled by the Community Affairs Committee of the Park Board. (Copy of letter attached.)

Concern had been expressed by Paul Murphy of Day Care Information Centre that space to accommodate two day care units of 25 children each has not been allocated in the Community Centre.

Architect Joe Wai explained planning the Community Centre and senior citizens' complex has been extremely difficult with three levels of government, the Park Board, Library Board, School Board and various community organizations involved. He said as he remembers the community organizations requested day care space for 50 children in the building. Provincial regulations require 30 sq. ft. per child and this was provided, but it was later learned kitchen and washroom space must be subtracted from this leaving space for only 25 children.

Cathy Overton of the West End Community Centre Association said she herself has been campaigning for day care, but that other members of the Association Board are not so inclined.

During discussion the Committee pointed out that talks were held before the building was started and before the association was formed and that directions for day care capacity of 50 children were issued.

Paul Murphy of Day Care Information Centre said surveys in the West End indicate the need exists for group day care and the Department of Recreation and Conservation recommends 50 children be accommodated in day care at the West End Community Centre.

Architect Joe Wai explained that to provide for 50 children, space for the additional twenty-five must be provided in another area of the building and this would require drastic changes to the building, now under construction.

The Committee noted the Community Centre is in the hands of the Park Board and that while the Committee hesitates to interfere it was unfortunate Board members chose not to attend this meeting.

It was RESOLVED

THAT the Committee receive the submission from Architect Joe Wai and members of the West End Community Centre Association and indicate to the Park Board it is the understanding of the Social Services Committee that day care facilities for 50 children are to be provided in the West End Community Centre.

3. Lefeaux House - 975 Lagoon Drive - Day Care Centre

The Committee had before it for consideration reports dated June 4, 1974, from the City Health Department, copy of which is attached, setting forth what is required for this building to be used as a day care centre.

cont'd

Part Report to Council
 Standing Committee of Council on Social Services 3
 June 20, 1974

Clause No.3 continued

The Committee was presented a brief, copy of which is attached, by persons planning to operate day care in this building which sets forth their objections to certain City requirements. They estimated alterations required by the City would cost \$45,000, while the alterations they are prepared to carry out would cost \$38,000.

Cost, however, is not their primary objection to the alterations but rather a desire to retain the homelike atmosphere.

Mr. D. A. Matheson, City Building Inspector, stated that day care centres are considered as institutions under the National Building Code and that requirements numbered 1, 2, 6 and 7 in the inspection report are clear requirements of the National Building Code.

Following discussion it was

RESOLVED

THAT the applicants for a day care centre at Lefeaux House, 975 Lagoon Drive, meet with the City Building, Fire and Health Inspectors to discuss whether any of the City's requirements for the building to be used as a day care centre can be relaxed and that conclusions of this discussion be reported back to the Social Services Committee.

4. Shaughnessy Lodge - 1298 West 10th Avenue - Rent Increases

At the request of the Committee, Mrs. W. Stroshin, owner, appeared with a spokesman to answer allegations brought forward by Vancouver Tenants Council of rent increases in excess of the 8% limit set by the Rent Stabilization Act.

Mr. L. Guozd, on behalf of Mrs. Stroshin, told the Committee he believes there is a personality conflict involved in the complaints, but that no enforcement measures were taken by his client to collect a 15% rent increase imposed in December.

Mary Anderson of Vancouver Tenants Council reported she received several phone calls from tenants of Shaughnessy Lodge complaining of harassment by the owner.

Mr. Guozd promised the Committee his client would abide by the Rent Stabilization Act. Following discussion it was

RESOLVED

THAT the Committee receive the undertaking of Mr. Guozd, on behalf of Mrs. Stroshin, owner of Shaughnessy Lodge, 1298 West 10th Avenue, that she will abide by terms of the Rent Stabilization Act.

RECOMMENDATION

5. Mount Pleasant Area Council - Grant Request

The Committee had before it for consideration a report dated June 10, 1974, from the Board of Administration and a request for \$1,000 grant from the Area Council. (Copies attached)

cont'd

Part Report to Council
 Standing Committee of Council on Social Services 4
 June 20, 1974

Clause No.5 continued

Following a brief description of the work to be done to create a children's play area at 5th Avenue and Carolina Street it was

RECOMMENDED

THAT Council grant \$1,000 to the Mount Pleasant Area Council to cover cost of materials for a children's play area at 5th Avenue and Carolina Street.

INFORMATION

6. Cobalt Hotel - 917 Main Street

The Committee on June 6, 1974, requested the Health Department to report on the condition of this hotel following information from Downtown Eastside Residents' Association that the hotel is not abiding by Health Department regulations.

Environmental Health Director Dave Morgan reported that considerable progress had been made by this 98-room hotel in its upgrading to meet City Health Department's standards. He reported that as of June 11, 1974, 17 of the required 19 mattresses to be replaced had been installed, 25 of the 42 rooms requiring painting had been completed, water closets on the first and second floors had been repaired, the plumbing for the laundry areas had been roughed in and the general maintenance has improved - two chamber-maids and a janitor are employed to carry out routine maintenance.

Following discussion it was

RESOLVED

THAT the report of the Director of Environmental Health on the Cobalt Hotel, 917 Main Street, be received, and that there be a further report on this hotel to the Social Services Committee in one month.

RECOMMENDATION

7. Commercial Rental Agencies - Chairman's Report

Following the Public Meeting held by the Social Services Committee on June 13, 1974, at which time submissions were received from rental agencies, the public and various committee organizations, Chairman Rankin prepare a report and recommendations on this topic.

This report was presented for consideration by the Committee. Alderman Rankin read the report stressing certain aspects and following discussion it was

RECOMMENDED

THAT Council request the Director of Legal Services to draft, under the City Licensing Bylaw, an amendment which requires that no rental agency may charge in advance for service rendered; that the rental agency must find accommodation for the tenant and then bill the tenant in the normal manner.

The meeting adjourned at approximately 3:35 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 774-780

STANDING COMMITTEE OF COUNCIL
ON SOCIAL SERVICES

June 27, 1974

A meeting of the Standing Committee on Social Services was held on Thursday, June 27, 1974, at approximately 1:30 p.m., in No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman Rankin, Chairman
Alderman Marzari
Alderman Hardwick (Clauses 2 to 4)

CLERK: H. Dickson

INFORMATION

1. Steam's Hot Dogs,
150 East Hastings Street:
Extension of Hours

Council on March 12, 1974, approved an extension of the closing time of this business from midnight to 1:00 a.m., and requested the Chief Constable to report back in three months on the operation of this business.

The Committee had before it a letter (attached) from Mr. Tommy Young, operator of Steam's Hot Dogs, requesting a further extension to the original closing time of 3:00 a.m. Also before the Committee was a report from the Police Department on the operation of this business (attached).

During discussion, it was pointed out that Steam's was ordered by Council to close by midnight following complaints that youngsters were hanging around the establishment. The Committee noted it would need some convincing to allow a further extension of hours.

Mr. Bruce Ericksen of the Downtown Eastside Residents' Association pointed out the reason for ordering the establishment to close at midnight was to prevent youngsters from hanging around the area and that later hours would again attract more young people to East Hastings Street.

Sgt. Bernie Smith said the number of "street kids" has dwindled in the area in recent months.

It was the opinion of the two Aldermen present that the existing hours of noon to 1:00 a.m. are sufficient and that there is no compelling reason to extend these hours.

It was

RESOLVED that there be no change in the present noon to 1:00 a.m. hours of operation at Steam's Hot Dogs at 150 East Hastings Street.

Therebeing no quorum present during consideration of the foregoing Clause, it is submitted for Council's consideration.

Alderman Hardwick joined the meeting at this point.

RECOMMENDATION

2. West End Services Centre
1650 Robson Street

The Committee had before it for consideration the attached report of the Board of Administration dated June 24, 1974, on the operation of this multi-agency office.

The report recommends:

- (a) The management team be established consisting of one representative each from the

City Health Department
City Police Department
Provincial Department of Human Resources
Provincial Correction Services

cont'd....

Clause 2 continued

to: (i) undertake co-ordination and development of
 authorized programs

(ii) consider the needs of individuals and the
 community

(iii) report to the appropriate department with
 recommendations on the need for new or enlarged services

(iv) develop liaison with private and voluntary
 agencies operating in the West End.

(v) meet with the Health Department Unit Services
 Supervisor as required to assist in budget preparation
 and review and control expenditures.

(b) The Chairman of the management team to be appointed by
 members of the management team and the Chairman to be
 the representative of the West End Services Centre on
 the larger "Burrard Service Area" management team.

(c) The Health Department Unit Services Supervisor be
 responsible for preparation and maintenance of the
 budget including provision of all clerical positions;
 with cost sharing by using City or Provincial
 Departments being adjusted annually, based on numbers
 of staff using the building.

The budget items, now in other Departmental budgets
 be transferred to a budget account to be set up in
 the Health Department budget for this service centre.

(d) The clerical services, now comprised of a Clerk
 Typist II position in the Health Department and a
 Telephone Operator Typist position in the Provincial
 Department of Human Resources, be increased by two
 additional positions, one of which to be an "Informa-
 tion Clerk" position. The classifications to be
 reviewed by the Director of Personnel Services and
 approved by the Board of Administration.

(e) The attached schedule of interior changes and additional
 furniture and equipment estimated to cost \$7,900 be
 approved.

(f) The estimate of costs at item 6 above be approved.

(g) The necessary funds for the balance of 1974 (estimated
 at \$17,655) for operating costs and interior changes,
 furniture and equipment, be provided from Contingency
 Reserve.

(h) Your Board be authorized to negotiate cost sharing
 arrangements with the Provincial Departments concerned
 and the Director of Finance arrange billing procedures.

(i) A Departmental representative continue to be on hand
 for evening or weekend programs subject to the Police
 patrol car calling at the Centre at approximately the
 close of evening or other sessions.

(j) The Service Centre to be available to the Police
 Department on a 24 hour/7 day basis.

(k) The Minister of Human Resources be requested to
 establish a complete financial assistance program in
 the West End as soon as possible.

(l) Your Board review the space requirements with a view to
 obtaining more suitable premises upon expiration
 of the current lease.

cont'd....

Clause 2 continued

- (m) YOUR BOARD ARRANGE WITH INVOLVED DEPARTMENT HEADS AND
PROVINCIAL OFFICIALS FOR A RESEARCH TEAM TO BE SET UP
WITH REPRESENTATIVES FROM:
 - SOCIAL PLANNING DEPARTMENT
 - HEALTH DEPARTMENT
 - CITY POLICE DEPARTMENT
 - PROVINCIAL DEPT. OF HUMAN RESOURCES
 - PROVINCIAL ATTORNEY-GENERAL'S DEPT.

The Chairman expressed reservations on the team management concept stating there should be one individual in charge and responsible for the entire operation.

Dr. Bonham, Medical Health Officer, said the Board report proposes unifying what can be unified at the centre, but the management problem is unique in that several agencies, subject to their own particular policies, operate in the centre.

He added the report's recommendations do provide for unification of the clerical staff. The Director of Social Planning pointed out the Department Heads involved, had met only the previous Monday on this topic and that his Department agrees to the report on the condition that recommendation (m) remains in the report. He said his Department agrees the team management project is a difficult one.

During discussion, the Committee noted that Department Heads have spent considerable time discussing the management of this centre and this expenditure of staff time may not be warranted. Instead, a unit manager may be a better approach.

A Police Department spokesman said policemen have found it difficult to relate to anyone at the centre and that the Police Department disagrees with a team management concept.

The Committee expressed concern that a management team should be required for a small staff of 13 or 14 persons. It was

RECOMMENDED that recommendations (c) to (m) of the Board of Administration, be approved;

FURTHER RECOMMENDED that consideration of recommendations (a) and (b) regarding formation of a management team be deferred for further discussion in two weeks and that Mr. Dick Butler of the Department of Human Resources and Mr. Bob Dunbar of the West End Services Centre be requested to appear to discuss this matter in two weeks.

INFORMATION

3. Student Summer Employment:
SWEEP '74

Council on June 25, 1974, deferred this matter to the Social Services Committee to discuss with representatives of the Canadian Union of Public Employees (CUPE) and Vancouver Municipal and Regional Employees' Union (VMREU) which have stated that any students to be hired for summer work, must be paid union wages.

The Provincial Government SWEEP '74 Program subsidises students' salaries up to \$100.00 per week.

The Vancouver Municipal and Regional Employees' Union was unable to send a representative to this meeting, but submitted the attached letter setting forth its position on this matter.

During discussion, the Committee noted the City cannot afford to pay union rates for additional summer employees. A spokesman for CUPE said the Union cannot support any program which has not been negotiated under the City's contract with the Union.

Clause 3 continued

It was pointed out there are 120 student summer employees working for the City's Health Department who are paid directly by the Provincial Government and a further 169 student summer employees working for the City under the STEP '74 Program.

It was the consensus of the Committee that the City has participated as fully as possible in available subsidised programs for student summer employment with over 250 student employees at work for the City and that it is unfortunate the City cannot afford to also participate in SWEEP '74.

4. Discussion on Day Care
Regulations

Alderman Marzari said she had been planning a report which follows a day care centre permit application through the various procedures to the final issuance of the permit, but that it became a very complicated process.

Mr. Paul Murphy of Day Care Information Centre advised the Day Care Information Centre is preparing such a written report on the processing of a day care application made February 12th, and the centre is to open in early July.

It was pointed out that day care centres come under the Provincial Community Care Licensing Act and are also governed by fire, health, building, plumbing, electrical and zoning regulations.

The City Building Inspector explained his Department becomes involved under terms of the Provincial Act. Mr. B. McDonald of Community Care Facilities Licensing, advised that his Department is now the licensing authority for day care centres as a pilot project in Vancouver which may be expanded throughout the Province.

He explained an applicant is required to submit four sets of building plans to his Department and that three sets are then sent to the City Building Department which arranges for inspections of the premises. Reports from Building, Fire, Plumbing, Electrical and Health Inspectors are submitted and co-related into a report which is sent to the applicant. After modifications are to be made to the building, it is then re-inspected and a permit is issued when it complies to all requirements.

It was noted that the Technical Planning Board and the Board of Variance are also involved with day care centres and that it takes a considerable length of time to process an application for a day care permit.

Mr. Paul Murphy of Day Care Information Centre said delays of 1½ to 2 months discourages parents of children waiting for a day care centre to open and that it would be helpful if the application processes could be streamlined. He added the high cost of renovations required to meet By-law requirements sometimes prevents day care centres from being opened.

The Committee noted there is no single manual listing all requirements a building must meet to qualify as a day care centre, and that applicants have no way of knowing what is legally required and what demands are made at the discretion of the individual inspector. It was also noted there is no appeal process for unsuccessful day care permit applicants.

It was

RESOLVED that Mr. B. McDonald of Community Care Facilities Licensing begin working on a draft manual setting forth all requirements which must be met before a building can be licensed as a day care centre.

The meeting adjourned at approximately 3:35 p.m.

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON COMMUNITY DEVELOPMENT

June 27, 1974

A meeting of the Standing Committee of Council on Community Development was held in the #1 Committee Room, third floor, City Hall, on Thursday, June 27, 1974, at approximately 3:30 p.m.

PRESENT: Alderman Volrich (Chairman)
Alderman Harcourt
Alderman Marzari
Alderman Rankin

CLERK: D. Bennett

Adoption of Minutes

The Minutes of the meetings held June 13th and 20th were adopted.

INFORMATION1. Busy Bee Car Wash

This matter dealt with noise pollution and operation on Sundays at Busy Bee Car Wash. A delegation had been requested to appear before the Committee to show cause why their Business License should not be cancelled. In a communication from Mr. Robert Sewell, Solicitor on behalf of the Busy Bee Car Wash, the writer informed the Chairman that the operation of the business on Sundays had ceased.

It was noted that the delegation which had been requested to be present at this meeting was not in attendance and the Committee agreed to defer this matter.

2. Britannia Centre Society

The Constitution and By-laws of the Society had been distributed to the Members of the Committee for consideration at this meeting. However, the Chairman advised that a report is required from our officials on this Constitution and By-laws before the Committee can appropriately deal with the matter. It was therefore

RESOLVED

THAT consideration of the Constitution and By-laws of the Britannia Centre Society be deferred for two weeks when a report will be on hand from the officials.

3. Adanac North Plan -
Hastings Sunrise Action Council

A delegation headed by Mr. Jim Cork, Chairman of the Hastings Sunrise Action Council presented a plan for the Adanac North Area and a brief dated June 27, 1974.

cont'd

Standing Committee of Council on Community Development 2
June 27, 1974

Clause No.3 (cont'd)

Mr. Cork requested that the City sell, at a reduced cost of \$40,000 to \$60,000 per acre, 13 acres of land on the South East Corner of Charles and Adanac to the Provincial Government; i.e. below market value, which will allow houses to be built for low and medium income people. He requested that the Adanac North Plan which was developed by the Hastings Sunrise Action Council with the assistance of the Urban Design Centre be endorsed by the Committee.

Mr. Bob Mandeville, Trustee from the Adanac Housing Co-operative Society presented a brief dated June 27, 1974, wherein it was advised that the Adanac Co-op supports the Adanac North Plan in principle.

The Committee considered the plan and the briefs and after considerable discussion it was

RESOLVED

- (a) THAT the Adanac North Plan and the briefs be received.
- (b) THAT the Supervisor of Property and Insurance and Mr. George Chatterton, Associate Deputy Minister in the Housing Department of the Provincial Government be requested to meet with the Committee and present concrete figures with respect to the price of the land.
- (c) THAT representatives of the Hastings Sunrise Action Council and the Adanac Housing Co-operative Society be present at this meeting.
- (d) THAT Mr. Bob Mandeville of the Adanac Housing Co-operative Society obtain confirmation from the Provincial Government and their approval of their 4% leasing rate.
- (e) THAT the Planning Department give the Committee a memorandum as to how this plan differs from other similar Co-op plans and the action of Council thereon.

4. Presentation re Location of Major Hotel in the Chinatown Area

The Committee had arranged to hear Mr. Gerald Hamilton on a proposal for a major hotel in the Chinatown area. As Mr. Hamilton was not present it was agreed to defer this matter to a subsequent meeting of the Committee.

5. Delegation Request - Denman Street Neighbourhood Pub

The Chairman advised that as legislation respecting Neighbourhood Pubs had just come to hand, this matter would be considered at a subsequent meeting of the Committee.

The meeting adjourned at approximately 4:30 p.m.

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON WATERFRONT AND ENVIRONMENT

June 27, 1974

A meeting of the Standing Committee of Council on Waterfront and Environment was held in the No.2 Committee Room, third floor, City Hall, on Thursday, June 27, 1974, at approximately 3:30 p.m.

PRESENT: Alderman Pendakur (Chairman)
Alderman Linnell
Alderman Massey

ABSENT: Alderman Gibson

CLERK: M. Cross

Minutes of the meetings of May 6th & 13th were adopted.

INFORMATION

1. Re-organization of the North Fraser Harbour Commission

The North Fraser Harbour Commission by letter dated March 25, 1974, indicated that the Commission wished to come under the Harbour Commission Act of 1964 instead of continuing under the Act of Incorporation of 1913. The Director of Finance and the Director of Legal Services were requested to report on the transfer, the aspect of whether or not the Commission would be a newly constituted board and the matter of surplus revenue. The officials' report dated May 7, 1974, was considered by the Committee.

Mr. Jackson of the Law Department advised that it would be a smooth transition from the 1913 Act to the 1964 Act. Although there would be no actual "winding up" of the Commission, the Director of Finance feels that no agreement to the transfer should be given by the City of Vancouver until the surplus revenue amounting to \$595,206 is distributed equally among the three Municipalities, i.e. Vancouver, Burnaby and Richmond.

Commissioner K. F. Fraser, the City of Vancouver's representative on the North Fraser Harbour Commission, and Mr. N. D. Eastman, Port Manager, were present to explain the Harbour Commission's position. Commissioner Fraser advised that he felt all harbour commissions in Canada should come under the 1964 Act. The appointments of commissioners would ultimately change from four federal and one municipal appointees under the 1913 Act to three federal and two municipal appointees under the 1964 Act. Commissioner Fraser outlined some of the projects proposed for 1974, i.e. provision of additional scow mooring facilities in the Point Grey area; reconstruction and improvements to the North Arm jetty, acquiring additional dredge spoil disposal sites in the vicinity of Boundary Road, etc.

Out of the \$100,000 Contingency Reserve Funds, \$50,000 would be utilized for debris disposal, research and technology, and \$50,000 allocated for public launching ramps, mini-parks and development of street ends.

cont'd

Standing Committee on Waterfront & Environment 2
June 27, 1974

Clause No.1 continued

The representatives of the Harbour Commission left copies of financial material with the Committee. This material is on file in the City Clerk's Office.

The Chairman advised that the idea of the Harbour Commission transferring to the 1964 Harbour Commission Act was good because it means that two local representatives instead of one would be nominated jointly by the three Municipalities. However, because of the large residential section abutting both sides of the River it was felt that the Municipalities should divide the surplus revenue or request the Harbour Commission to commit a substantial portion to the kinds of developments the Committee is considering for the Fraser River waterfront.

The Committee felt that the Municipalities could divide equally the \$595,206 surplus revenue with the City of Vancouver loaning back their share, on a properly repayable basis to the Harbour Commission. Another option would be to set up a special fund for the surplus revenue as the North Fraser Harbour Commission's share of the studies to be undertaken with respect to the Fraser River waterfront.

The Committee was advised that the Municipalities of Burnaby and Richmond have already endorsed the North Fraser Harbour Commission's transition to the Harbour Commission Act of 1964.

After discussion the Committee

RESOLVED

THAT the Chairman be authorized to meet with representatives of the Municipalities of Burnaby and Richmond to discuss the equal division of the \$595,206 surplus revenue of the North Fraser Harbour Commission.

FURTHER THAT the Chairman and representatives of the Finance and Law Departments meet with the North Fraser Harbour Commission to discuss the matter further.

RECOMMENDATION

2. Recreational Potential - Fraser River Waterfront

The Chairman by memorandum dated June 24, 1974, advised the Committee of his discussions with the Minister of Recreation and Conservation regarding a study of the recreational potential of the Fraser River Waterfront. Council has expressed a policy of providing waterfront access to the public for recreational purposes, i.e. pedestrian, equestrian and cycle pathways, small parks, picnic and lookout areas, marinas, boat launching areas, etc. The Chairman stated that such a study should be comprehensive and involve the Provincial Government, the North Fraser Harbour Commission and the Municipalities of Vancouver, Burnaby and Richmond.

After discussion the Committee

RECOMMENDED

THAT Council approve the following recommendations of the Chairman of the Standing Committee on Waterfront and Environment:

- (a) THAT Council endorse the Provincial Government undertaking a study of the Recreational Potential of the Fraser River in co-operation with the Municipalities of Burnaby, Richmond and Vancouver and the North Fraser Harbour Commission; and

cont'd ...

Standing Committee on Waterfront & Environment 3
June 27, 1974

Clause No.2 continued

FURTHER THAT the Council endorse in principle the attached suggested terms of reference for the study.

- (b) THAT the City of Vancouver participate and assist in the study.
- (c) THAT a Technical Committee for the study be constituted and include the Director of Planning of the City of Vancouver, or his nominee.
- (d) THAT a Policy Committee for the study be set up to include representatives of the Municipal Councils, the North Fraser Harbour Commission and the Minister of Recreation and Conservation; the City of Vancouver representative being the Chairman of the Standing Committee on Waterfront and Environment.
- (e) THAT the Chairman of the Standing Committee on Waterfront and Environment be authorized to discuss with the Honourable Jack Radford, Minister of Recreation and Conservation, the above recommendations for the purpose of getting the study under way as soon as possible and request, because of various jurisdictions and the fact that the river bed is legally owned by the Provincial Government, that the funding and the leadership for this study come from the Provincial Government.
- (f) THAT the Chairman of the Standing Committee on Waterfront and Environment report to Council, after discussion with the Minister, the ways and means of Vancouver's input into the proposed study.

3. Dogs at Large

The Chairman advised that two petitions had been received with respect to dogs at large; one dealing with a complaint in the area of 25th Avenue and Crown Street and the other in the vicinity of Dunbar and 30th Avenue. These petitions are on file in the City Clerk's Office.

Dr. Bryson, Director of Permits & Licenses, Mr. D. Winkler, City Prosecutor, and Mr. Galye, Chief Pound Officer, were present to answer the Committee's questions.

Dr. Bryson advised that his department and the Park Board would be undertaking a study to experiment in the use of a tranquillizer gun by trained pound staff on vicious animals, as well as the response time of the staff.

Mr. Winkler advised that enforcement of dog control is extremely difficult. The pound officers attend the scene and talk to the people who complain, as well as the owner of the dog. They ask the persons who complain if they wish to swear an Information against the dog owners and then the owners are summonsed to court if the complaint is justified. When dogs are taken to the pound they are released the same day upon payment of the required impounding fee.

After discussion the Committee

RECOMMENDED

THAT the Director of Permits & Licenses prepare a comprehensive report for submission to the Committee by the end of September, 1974; such report to include:

cont'd ...

Standing Committee on Waterfront & Environment 4
June 27, 1974

Clause No.3 continued

- (a) Review of pound fees, with particular emphasis on escalating fees for dogs who are impounded on more than one occasion.
- (b) The results of the study; to be undertaken by representatives of the Department of Permits & Licenses and the Board of Parks & Public Recreation; on the use by trained pound staff of tranquillizer guns on vicious animals.

INFORMATION

4. Embyr Enterprises Ltd. - Lease of Land & Waterlot

A letter dated June 11, 1974, from Mr. L. W. Marks, Manager, Real Estate, Port of Vancouver, was considered by the Committee. The letter advised that Mr. Doug Emery of Embyr Enterprises Ltd. has applied for a lease of land and waterlot area for the purpose of operating harbour tour facilities. The Port of Vancouver is willing to lease on a month-to-month basis if the City of Vancouver would support a short-term lease.

The Committee Members felt that as the applicant is agreeable to a month-to-month lease and the operation is of the type which the Committee wishes to see in the waterfront area, the lease should be granted.

Mr. R. C. Mann, Waterfront Project Manager, stated that he would like to offer his assistance to Mr. Emery in his operation.

RESOLVED

THAT the Chairman write to the Port of Vancouver stating that the Committee endorses the lease application of Embyr Enterprises Ltd. on a month-to-month basis.

5. Waterfront Planning Study - Stage 3

The Members of the Committee had received the Waterfront Planning Study Stage 3 brochure prior to the meeting. The Chairman stated that it would be widely circulated to the public and that a comprehensive written report from the Project Manager would be presented to Council on July 9th.

RESOLVED

THAT the Committee receive the Waterfront Planning Study Stage 3 brochure.

6. Correspondence

The following correspondence was referred to the Committee and the Committee took the following actions:

- Letter dated May 15, 1974, from Waterfront Conference Committee.
- Letter dated June 3, 1974, from Junior League of Vancouver.
- Letter dated May 30, 1974, from Vancouver City Planning Commission re Waterfront Planning Study.
- Letter dated June 18, 1974, from Vancouver Rowing Club.

cont'd

Standing Committee on Waterfront & Environment 5
June 27, 1974

Clause No.6 continued

RESOLVED

THAT the Committee receive the above correspondence and refer same to the Project Manager for consideration.

- Letter dated June 13, 1974, from the Park Board re Point Grey Road --

In view of the following recommendations endorsed by the Committee on May 30, 1974:

- (a) That the Director of Planning be instructed to report back to the Waterfront Committee on alternative development schemes for this area with recommendations on implementation and zoning.
- (b) That the existing City Council policy of maintaining the present zoning of the area and not approving any purpose designed multiple dwellings under the conditional use sections of the RS-2 and RT-2 district schedules of the Zoning and Development By-law be adhered to.
- (c) That no conditional uses or relaxations be approved on the north side of Point Grey Road between Trafalgar and Alma Streets pending the completion of the development plan for the area.

the Committee felt that a meeting should be arranged with Park Commissioners Robertson and McCreery to discuss the situation with respect to recommendations for Point Grey Road waterfront policy.

RESOLVED

THAT the Chairman and Vice-chairman of the Standing Committee on Waterfront and Environment meet with Park Commissioners Robertson and McCreery to discuss recommendations for a policy for the Point Grey Road waterfront.

- Letter dated June 13, 1974, from the Park Board re Carrington Street Wharf --

RESOLVED

THAT the Chairman write to Mr. Marshal Smith, Acting Superintendent of Parks, to advise him of the Committee's recommendations with respect to access to the Fraser River.

FURTHER THAT the Chairman meet with representatives of B.C. Packers who have requested to purchase the Carrington Street Wharf.

- Letter dated June 21, 1974, from Planning Department re Proposed Sign By-law and Letter dated June 24, 1974, from Vancouver City Planning Commission re Point Grey Road --

RESOLVED

THAT the Committee receive the above correspondence.

The meeting adjourned at approximately 5:00 p.m.

PART
REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

JULY 4, 1974

A meeting of the Standing Committee of Council on Finance and Administration was held in the #2 Committee Room, Third Floor, City Hall, on Thursday July 4, 1974 at 1:30 p.m.

PRESENT: Alderman Bowers, Chairman
Alderman Volrich
Alderman Linnell

ABSENT: Alderman Harcourt

CLERK TO
THE COMMITTEE: Marilyn Clark

RECOMMENDATION:

1. 1976 - 1980 Five Year Plan Publicity

During the considerable discussion on the report of the Director of Finance on the 1976 - 1980 Five Year Plan, the Committee gave consideration to the necessity for information being made available to the public in regard to the Plan prior to its presentation to the Electors in the November 20th election.

Public relation firms have been engaged in the past for this purpose.

Your Committee,
RECOMMENDS,

THAT the Board of Administration in consultation with the Chairman of the Standing Committee on Finance and Administration be authorized to appoint a Public Relations Consultant for the 1976 - 1980 Five Year Plan,

AND FURTHER, that funds be allocated up to \$25,000.00 for that purpose to be provided from Contingency Reserve.

FOR COUNCIL ACTION SEE PAGE(S) 78/

STANDING COMMITTEE OF COUNCIL
ON HOUSING

June 25, 1974

A meeting of the Standing Committee of Council on Housing was held in the No. 1 Committee Room, Third Floor, City Hall, on Tuesday, June 25, 1974 at 10:30 a.m.

PRESENT: Alderman Harcourt, Chairman
 Alderman Massey
 Alderman Rankin
 Alderman Volrich

CLERK: R. Demofsky

The Minutes of the meeting of May 28, 1974 were adopted.

RECOMMENDATION:

1. Fire By-law

The Fire Chief was present to seek guidance from the Committee with regard to Fire By-law enforcement. The deadline date for compliance with this by-law is July 1, 1974. Some progress has been made to date, but there are still approximately 1,000 buildings outside of the downtown eastside area which will also have to conform. He advised that normally, when a by-law is in effect, a ninety day notice is given to premises not complying with the regulations, and if they do not comply, or attempt to comply, within this time period, they are prosecuted under the Fire By-law.

To date, eleven premises in the downtown eastside area were planning to appeal under Section 42B (by eliminating a sufficient number of rooms so that the building is not classified as a hotel). Fourteen premises would forward a letter of intent to comply with the Fire By-law before July 1, 1974. Three others would either vacate, or convert their use, and two premises would not comply.

The Committee was advised that the construction strike and shortage of sprinkler equipment were making it very difficult for those wanting to conform to by-law provisions. Also, that the Fire Chief would submit a detailed progress report on Fire By-law enforcement in the downtown eastside area, and other areas of the City of Vancouver, at a later housing committee meeting.

RECOMMENDED:

THAT the Fire Chief be instructed to enforce, in the normal way, compliance with the Fire By-law regulations in the downtown eastside area of the City of Vancouver.

INFORMATION:

2. City-Owned Property on South West Marine Drive and Ash Street

At the meeting of the Housing Committee on May 28, 1974, when dealing with proposed sites for handicapped housing, it was RESOLVED:

THAT the Supervisor of Property and Insurance report back to the Standing Committee on Housing on future plans for City-owned land between Ash and Lord Streets, south-west Marine Drive and 65th Avenue (D.L. 311).

The Supervisor of Property and Insurance submitted a report on the above matter dated June 7, 1974, for the Committee's consideration.

The report, which is on file in the City Clerk's Office, stated that the north 2.4 acres of this site were conveyed to the School Board in 1969, and the balance of this site had been reserved for park site 26 as instructed by Council.

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Mr. W. Casson, G.V.R.D. advised that the Cheshire Homes Society of B.C., which was originally interested in this site, was satisfied with a proposed False Creek site approved by Council on June 11, 1974.

RESOLVED,

THAT the report of the Supervisor of Property and Insurance referred to above be received and the matter of future disposition of City-owned land on south-west Marine Drive and Ash Street, be referred to the Standing Committee on Waterfront for consideration.

RECOMMENDATION:

3. Seventy-five Unit Hard to House Facility

On April 30, 1974, Council approved the following recommendation of the Housing Committee:

"THAT the City of Vancouver take on the complete management of the downtown Hard to House Facility through the Property and Insurance Office, similar to the Oppenheimer Lodge system."

On June 11, 1974, the Housing Committee received, for information, a letter from the G.V.R.D. dated May 29, 1974, advising that their co-ordinating committee had agreed to purchase the site in the Eastside community for single men's accommodation; this site consisting of lots 10 to 14, Block 56, D.L. 196, Plan 196.

The Supervisor of Property and Insurance submitted a report on the above matter dated June 13, 1974, for the Committee's consideration (this report is on file in the City Clerk's Office). The report stated in part,

"Under C.M.H.C. regulations and the Partnership Agreement, financing and shared funding is provided for housing purposes only. It is acknowledged by both C.M.H.C. and the Province, that this project is a departure from the usual, and they concur that some office space can be utilized for special purposes. It is also recognized that it will be desirable to make available such services and assistance as interviewing and counselling, and to encourage participation in rehabilitation programs. Funding for such special services would have to be obtained from the appropriate Provincial Departments."

RECOMMENDED,

THAT the City submit a request to the Alcohol and Drug Commission for funding of extensive assistance, counselling and consulting services for the proposed 75 unit Hard to House Facility.

INFORMATION:

4. Progress Report on Lodging House By-law Enforcement

Submitted for the Committee's consideration was a report from the Health Department dated June 18, 1974, (on file in the City Clerk's Office), advising that the Health Department has carried out initial inspections of 549 lodging houses in the downtown core area, which had resulted in 1,017 rechecks. Prosecutions had commenced against 11 premises, and a total of 57 premises, comprising 447 rooms, had closed. In addition, 10 other premises, with a total of 249 rooms, had stated their intention of closing prior to June 30, 1974, as a result of Lodging House By-law enforcement action, bringing the total units

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closed to June 30, 1974 to 696.

The report also advised that at this time it was planned that applications for Operators Permits along with the Operators Manual could be forwarded to all operators by September 1, 1974. The Division of Environmental Health would be able to commence issuing Operator Permits by October 1, 1974 to a limited number of premises. It would be possible for those premises still in the upgrading process to be issued an interim permit for varying periods of time which would enable them to continue operating legally under the Lodging House By-law. The report concluded by stating that with a practical application of the Lodging House By-law the majority of premises in the core area could be brought into reasonable compliance with the Lodging House By-law by December 31, 1974.

RESOLVED,

- A. THAT the report referred to above be received.
- B. THAT the Chairman, in conjunction with the Medical Health Officer, prepare a report on the 57 premises which have closed since January 1, 1974 for the next Housing Committee meeting.

RECOMMENDATION:

5. Open Bible Chapel - Champlain Heights

Submitted for the Committee's consideration was a letter regarding Open Bible Chapel - Champlain Heights dated May 28, 1974, from Mr. N. Jones, Architect (letter on file in the City Clerk's Office).

The letter outlined that a conceptual development scheme for the Open Bible Chapel had been prepared. It noted that this scheme was originally to be constructed on a site at 10th Avenue and Yukon Street. However, the City Council made known to the Open Bible Chapel that they intended to purchase the property in that block for future parking requirements of City Hall. Negotiations, therefore, commenced for an exchange of sites with the Property and Insurance Department of the City of Vancouver.

Mr. Jones made a presentation to the Committee with a model and sketches. The proposed site for this complex is in Area 6 of Champlain Heights near 56th Avenue and Kerr Street, and south of Champlain Mall. This site encompasses three highrise zoned lots (CD). The complex would include two 13 storey towers; one housing senior citizens, and one for low income families; and a lowrise church facility which would include a cafeteria, drop in centre, day care facilities, auditorium, meeting hall, and an educational facility. This complex would provide approximately 295 housing units. There would be parking space for 30 cars in the centre of the complex, and underground parking for another 130 cars. Site coverage would be approximately 15%.

It was noted that this matter had been taken to the Champlain Heights Citizen's Advisory Committee on June 6, 1974 and that their attitude was positive.

RECOMMENDED,

- A. THAT Council approve in principle the conceptual development scheme for the Open Bible Chapel Complex.
- B. THAT the Supervisor of Property and Insurance be instructed to proceed with negotiations for exchanging, with the Open Bible Chapel, the site at 10th Avenue and Yukon Street for the proposed site near 54th Avenue and Kerr Street on the south side of the new Champlain Mall development.

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- C. THAT a public hearing be held as soon as possible to amend the Zoning By-law, thus allowing a church and educational facility to be constructed on this site.

INFORMATION:

6. Hotel East

The Chairman advised that he had met with representatives of the United Housing Foundation, Supervisor of Property and Insurance, the Director of Environmental Health, and Mr. Gifford (lawyer for the Hotel East) on June 14, 1974, to discuss the possibility of having the United Housing Foundation acquire this hotel. Another meeting would be held on June 26, 1974. Once the Health Department had thoroughly inspected this hotel, the United Housing Foundation had spoken with the accountants and checked the books, and after Mr. Gifford had discussed this matter with his clients, a further report would be prepared and submitted to this Committee.

RESOLVED,

THAT the verbal progress report of the Chairman on the Hotel East be received.

7. Chairman's Reports

The Chairman advised that he would report on the Senior Citizen Housing Workshop held on June 12, 1974, and the C.F.M.M. Conference, at the next meeting of this Committee.

He further advised that two workshops on the Lodging House By-law had been held on June 13, and June 20, 1974, at the First United Church, 320 East Hastings Street, to review all requirements outlined in the Lodging House By-law so that all owners, operators, and managers of Lodging Houses in the core area of the City of Vancouver were familiar with these by-law provisions. Copies of reports on each workshop were submitted to the Committee members for their consideration.

RESOLVED,

THAT these reports be received.

The meeting adjourned at approximately 11:50 a.m.

FOR COUNCIL ACTION SEE PAGE(S) 165 & 180